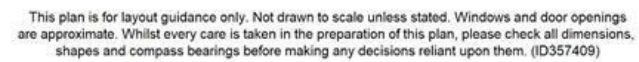


CHARLES EDEN



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PROTECTED

A map of the Beckenham Place Park area in London. A red pin is located at the intersection of A2015 and A21. The map shows Beckenham Place Park to the north, Downham Way to the northeast, and London Rd to the east. Other roads visible include A2212, PLAISTOW, Bromley Rd, and Beckenham New. The map is credited to Google and includes the text 'Map data ©2025 Google'.

This four bedroom two storey townhouse is well presented boasting a downstairs cloakroom, 25ft reception and a fitted kitchen to the ground floor with four bedrooms, an en suite shower to main bedroom and separate family bathroom to the first. Outside is a rear garden of approximately 50 ft at the bottom of which is a double garage approached via a rear vehicular slip road.

Excellently situated being in what feels like a rural setting but only a few hundred yards from Ravensbourne Railway Station and with Beckenham Place Park located at the end of the road. There are local shops in Shortlands Village (approximately two thirds of a mile) and the more comprehensive shopping facilities of Bromley and Beckenham are within easy reach (both are a little over a mile distant).

INTEGRAL PORCH

Personal door leading into:

HALLWAY

Cloaks/storage cupboard,
Oak hardwood flooring

CLOAKROOM/WC

Opaque high level double glazed window to front, low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, chrome ladder style heated towel rail, tiled flooring

LOUNGE/DINING ROOM 25'2 x 15'6

Double glazed sliding doors leading out to rear garden, coved ceiling, recessed spot lights, two pendant light fittings over dining area, double radiator, Oak hardwood flooring.
Stairs to first floor.



KITCHEN/BREAKFAST ROOM 12'3 x 8'2

Double glazed window to front, comprising a range of wall, base and drawer units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, double oven in housing unit, four ring gas hob with cooker hood over, space for fridge freezer, part tiled walls, slate tiled flooring.



STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Oak hardwood flooring.

BEDROOM ONE 13'05 x 10'2

Double glazed window to rear, coved ceiling, double radiator, fitted carpet.
Door to:

EN-SUITE SHOWER ROOM

Opaque high level window, shower cubicle, pedestal wash hand basin, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.

BEDROOM TWO 9'0 x 5'9

Double glazed window to front, two single built-in wardrobes with cupboards over one housing 'Worcester' boiler, double radiator, fitted carpet.

BEDROOM THREE 12'1 x 8'11

Double glazed window to front, coved ceiling, built-in single cupboard with cupboard over, double radiator, fitted carpet.



BEDROOM FOUR 8'7 x 6'6

Double glazed window to rear, coved ceiling, built-in single wardrobe with cupboard over, double radiator, fitted carpet.



BATHROOM/WC

Opaque high level double glazed window, white suite comprising paneled bath with taps, pedestal wash hand basin with mixer tap, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.



OUTSIDE

REAR GARDEN 50ft

Decked area adjacent to rear of house, with steps leading down to lawn with pathway to garage.



DOUBLE GARAGE

Up and over door, pedestrian door to rear, accessed via slip road to rear.

COUNCIL TAX D

EPC RATING C



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www.charleseden.co.uk
71 High Street, Beckenham, Kent, BR3 1AW

210B Ravensbourne Avenue
Beckenham
BR3 5HG

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