



Faversham Road, BR3

Approximate Gross Internal Area: 926 sq ft / 86.1 sq m



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.Prime Square Photography, com / Copyright 2025



CHARLES EDEN



17, Faversham Road, Beckenham, BR3 3PN
Guide Price £650,000 Freehold



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 85 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Charles Eden are delighted to present this attractive period, three bedroom end of terrace house set on a desirable road a short walk from Beckenham High Street, half a mile from Beckenham Junction Railway Station and tram link with local amenities, parks and schools nearby.

A must view, offered to market CHAIN FREE



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charleseden.co.uk



To the ground floor there are two reception rooms, a fitted kitchen with access to the rear garden, and a downstairs cloakroom. The first floor provides three bedrooms and a family bathroom with a roll-top bath and separate shower.

The property has gas central heating, double glazing and wood flooring, with scope for extension subject to planning consent.

Externally, there is a rear garden and on street permitted parking at the front.

COVERED ENTRANCE

Part double glazed door leading into:

HALLWAY

Coved ceiling, picture rails, radiator, wood effect flooring

LOUNGE

Double glazed bay window to front, coved ceiling, ceiling rose, dado rails, feature fireplace, double radiator, wood effect flooring.

DINING ROOM

Double glazed window to rear, dado rails, feature fireplace, double radiator, wood effect flooring. Leading to:

KITCHEN

Double glazed window and door to side, range of wall and base units with worksurfaces over, stainless steel sink and drainer with mixer tap, four ring gas hob with hood over and single oven under leading to area with spaces for washing machine, dishwasher, fridge freezer, Gas boiler (not tested by Charles Eden), tiled flooring.

Door leading to:

CLOAKROOM

Double glazed window to rear, dado rails, low level WC, wall mounted wash hand basin, double radiator, tiled flooring

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Access to loft, picture rails, fitted carpet.

BEDROOM ONE

Two double glazed windows to front, dado rails, feature fireplace, radiator, wood effect flooring

BEDROOM TWO

Double glazed window to rear, dado rails, radiator, wood effect flooring. Access to loft.

BEDROOM THREE

Double glazed window to rear, dado rails, radiator, wood flooring.

BATHROOM/WC

Bath, shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring

OUTSIDE

GARDEN

Mainly laid to lawn with paved area.

FRONTAGE

Walled with bin storage area.

COUNCIL TAX D

EPC RATING D



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