



41 Cromwell Road, Beckenham

Beckenham

Guide Price £1,300,000



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

# 41 Cromwell Road

Beckenham, Beckenham

The ground floor centres around a generous hallway leading to a reception room and an expansive open plan kitchen and living area. The kitchen is fitted with modern green cabinetry, a central island with range cooker, pendant lighting, forming a functional focal point of the home. Bi-fold doors open directly onto the garden, providing a natural extension of the living space and allowing for strong natural light throughout. A further additional room offers flexibility for use as utility room and also has a low level WC.

Upstairs, the five bedrooms are well proportioned and retain a number of original period features including fireplaces, bay windows and stained glass detailing. Velux windows and built-in storage enhance practicality, while plush carpeting adds comfort. The bathrooms are presented in a contemporary style, one with a fitted with walk-in shower, heated towel rails, low level WCs, and useful integrated storage.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 5 BEDROOMS
- 2 BATHROOMS
- STUNNING KITCHEN/DINER
- 0.4 MILES TO CLOCK HOUSE BR STATION
- CLOSE PROXIMITY TO BALGOWAN PRIMARY SCHOOL
- DETACHED GARAGE AT REAR
- OFF ROAD PARKING
- CLOSE PROXIMITY TO BECKENHAM HIGH STREET
- EPC RATING D
- COUNCIL TAX F





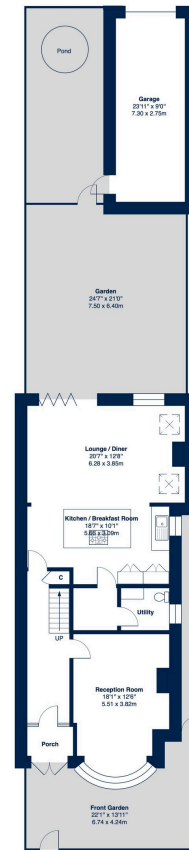


### Cromwell Road, BR3

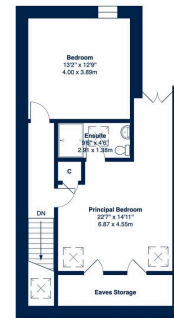
Approximate Gross Internal Area = 2288 sq ft / 212.6 sq m

Garage Area = 255 sq ft / 23.7 sq m

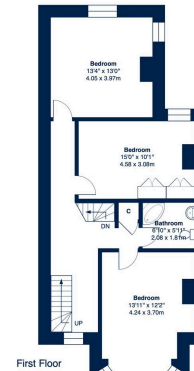
Approximate Total Area = 2504 sq ft / 232.6 sq m



Ground Floor



Second Floor



First Floor

This floor plan was produced using RICE measurements standards 2nd edition.  
For layout purposes only and not drawn to scale unless stated. Windows and door openings are approximate.  
While every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
measure and compare bearings with the respective dimensions shown on the site. This applies to any errors.  
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