



**130 Mackenzie Road, Beckenham**

Beckenham

Guide Price **£875,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

# 130 Mackenzie Road

Beckenham, Beckenham

The property makes a striking first impression with its enchanting ivy clad façade and vibrant red front door. Inside, an inviting entrance hall provides access to a downstairs cloakroom and useful under stair storage, before leading through to a bright and elegant living room, complete with plantation shutters, a feature fireplace, and hardwood flooring. A few steps down reveal a spacious open plan kitchen set on a lower level, featuring modern blue cabinetry, fully fitted with integrated appliances including Neff oven, hob and microwave, perfectly suited to both everyday living and entertaining. Just off the kitchen is a practical utility room. The kitchen opens directly onto a beautifully maintained mature garden, partly decked and partly turfed, ideal for enjoying afternoon and evening sun. To the rear is a versatile garden office with electricity, as well as a separate shed for storage.

The first floor comprises three well proportioned bedrooms and a family bathroom. The second floor hosts an impressive principal suite, featuring an en suite bathroom, eaves storage and a Juliet balcony.

Council Tax band: D

EPC Energy Efficiency Rating: D

- FOUR BEDROOM VICTORIAN TERRACED
- OFF STREET PARKING
- APPROX 60FT GARDEN
- GARDEN OFFICE
- 0.4 MILES TO CLOCK HOUSE BR STATION
- 0.6 MILES TO KENT HOUSE BR STATION







Mackenzie Road, BR3

Approximate Gross Internal Area = 1420 sq ft / 131.9 sq m



This floor plan was produced using RICS measurements standards 2nd edition.  
 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.  
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