



10 St. James's Avenue, Beckenham, BR3 4HG

Guide Price £550,000

- FOUR BEDROOM END OF TERRACE
- OFF STREET PARKING & GARAGE
- REFURBISHMENT REQUIRED
- COUNCIL TAX E
- TWO RECEPTIONS
- 0.4 MILES TO ELMERS END BR STATION
- 35-40FT GARDEN
- EPC RATING D

10 St. James's Avenue, Beckenham BR3 4HG

A 3 bedroom end terrace home with loft room over three floors around 0.4 miles from Elmers End Station & Tram Stop. Requiring modernisation. 35-40ft Garden, garage.

Chain free.



Council Tax Band:



ENCLOSED ENTRANCE PORCH

Double glazed door and double glazed window to front.
Part glazed door and window leading into:

ENTRANCE HALL

Understairs storage cupboards, radiator, fitted carpet.

RECEPTION ROOM

1'4 x 12'10

Double glazed half bay window to front, coved ceiling, radiator, gas fire (not tested by Charles Eden), fitted carpet.

DINING ROOM

13'0 x 11'4

Double glazed patio doors to rear leading out to conservatory, coved ceiling, gas fire (not tested by Charles Eden), radiator, fitted carpet.

CONSERVATORY

9'5 x 8'6

Double glazed windows to side and rear, double glazed patio doors leading out to rear garden, carpet tiled flooring.

KITCHEN

11'10 x 7'5

Double glazed window to rear, door leading to utility room, door to conservatory, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, four ring gas hob with cooker hood over, single oven housed in wall unit, space for microwave oven, space for dishwasher, carpet tiled floor.

UTILITY ROOM

5'3 x 4'11

Opaque double glazed window to side, spaces for washing machine, dryer and fridge freezer, carpet tiled flooring.
Door to:

CLOAKROOM

Opaque double glazed window to rear, low level WC, corner wash hand basin, storage heater, part tiled walls.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Fitted carpet.

BEDROOM ONE

15'10 x 10'4

Double glazed bay window to front, picture rails, two built-in double wardrobes with cupboards over, dresser unit with drawers under, radiator, fitted carpet.

BEDROOM TWO

13'0 x 11'5

Double glazed window to rear, picture rails, sink unit, radiator, fitted carpet.

Stairs leading to loft room.

BEDROOM THREE

9'11 x 6'8

Double glazed window to front, picture rails, high level cupboards, radiator, fitted carpet.

STAIRS TO SECOND FLOOR

Wood staircase leading to:

LOFT ROOM

12'10 x 10'11

Dorma loft conversion.

Double glazed window to rear, radiator, paneled walls and flooring.

BATHROOM

Opaque double glazed window to rear, paneled bath with shower, pedestal wash hand basin, built-in cupboard, radiator, cork tiled flooring.

SEPARATE WC

Opaque double glazed window to rear, low level WC, wall hung wash hand basin, carpet tiles.

OUTSIDE

REAR GARDEN

35ft - 40ft approx

Paved with shrubs. Access to garage.

GARAGE

Located to rear of garden, pedestrian door, door to front of garage.

FRONTAGE

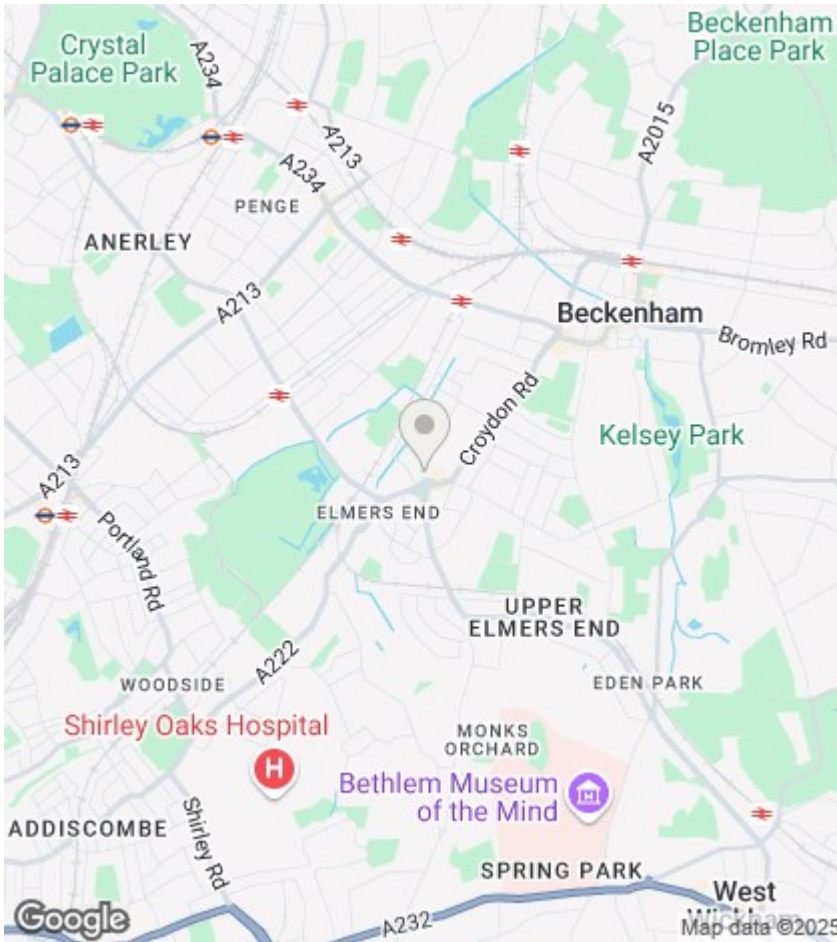
Off street parking for one car with brick paved drive, shrubs and pathway.

COUNCIL TAX E

EPC RATING D

AGENTS NOTE

The loft room was converted in excess of 40 years ago.



Directions

Viewings

Viewings by arrangement only. Call 020 8663 1964 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Floor Area: 126.5 m² ... 1361 ft²

