

Charles Eden are proud to present this three bedroom end of terrace home with ground floor extension creating a superb kitchen breakfast room with bifold doors overlooking the rear garden. Double garage at rear and private driveway to front.



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (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		82	Very environmentally friendly - lower CO₂ emissions (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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

This stunning end of terrace home which has been extended to the rear where a super kitchen/breakfast room is a major attribute of the property. There is a downstairs cloakroom, and a 16'6 ft lounge also on the ground floor with three bedrooms a bathroom and separate WC on the first. Outside is a pleasant rear garden with a double garage to the rear whilst there is further parking on a private drive to the front.

A pleasant and sought after location Birchwood Avenue its a tree lined road just over 3/4 mile from Beckenham High Street.

Elmers end railway station is about .8 mile with Eden Park Station around a mile and Beckenham Junction which boasts both rail and tram services about 1.2 miles

ENTRANCE PORCH

Double glazed doors and double glazed windows to front and side, tiled floor, curtesy light.
Part galzed wooden entrance door with opaque window to side.

HALLWAY

Radiator, understairs storage cupboard housing meters, wood effect floor.

CLOAKROOM / WC

Opaque double glazed window to side, recessed spot lights to ceiling, low level WC, wash hand basin, extractor fan, fully tiled walls and floor.

LOUNGE 13'7 x 12'1

Double glazed windows to front with plantation shutters, feature stone fireplace with 'Real Flame' gas fire, radiator, oak flooring.

OPEN PLAN KITCHEN / FAMILY ROOM 22'3 x 17'9

Double glazed bi-fold doors to rear, three double glazed 'Velux' roof windows, recessed spot lights to ceiling. Range of wall and base units with butler style sink unit with mixer tap, granite worksurfaces over and matching island unit with 'SMEG' five burner electric 'hob, 'AEG' oven with 'AEG' combination oven and microwave, integrated American fridge freezer, wood effect flooring with underfloor heating.

STAIRS TO FIRST FLOOR

Opaque double glazed window to side, access to loft. fitted cupboard, fitted carpet.

BEDROOM ONE 13'5 x 10'8

Double glazed window to front with plantation shutters, feature fireplace, radiator, fitted carpet.

BEDROOM TWO 12'6 x 10'6

Double glazed window to rear with plantation shutters, picture rails, feature fireplace, built-in double cupboard, radiator, fitted carpet.

BEDROOM THREE 7'5 x 7'0

Double glazed Oriel bay window to side with plantation shutters, picture rails, radiator housed in decorative cover, wood effect flooring.

BATHROOM

Opaque double glazed window to rear, recessed spot lights to ceiling, tiled paneled bath, wall mounted mixer tap and rainfall shower, wall mounted two drawer vanity unit with wash hand basin and mixer tap, built in cupboard housing 'Alpha' wall mounted boiler (not tested by Charles Eden), heated towel rail, fully tiled walls and floor.

SEPARATE WC

Opaque double glazed window to side, low level WC, fully tiled walls and floor.

OUTSIDE

REAR GARDEN 45' approx.

Large patio area adjacent to house with outside lights, small patio to rear, pedestrian side access with gate, lawn and path leading to:

DOUBLE GARAGE 22' wide

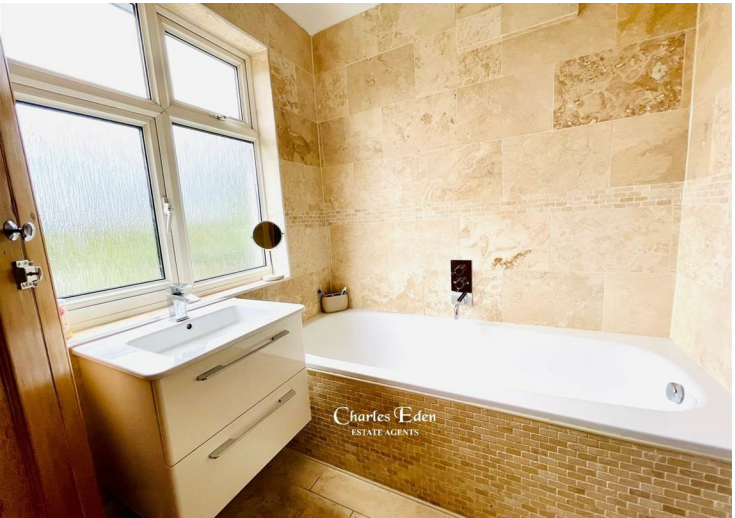
Two glazed windows, pedestrian door. Up and over door, power and light, Located to rear of the garden. accessed via Gordon Road.

OFF STREET PARKING

To front for two vehicles.

COUNCIL TAX D

EPC RATING D



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