



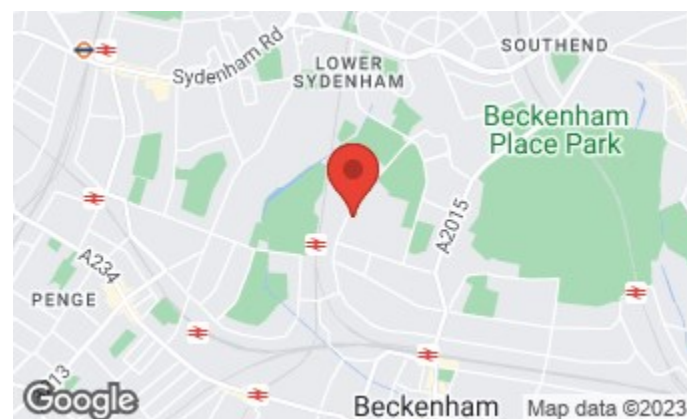
Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)



Charles Eden  
ESTATE AGENTS

58, Copers Cope Road, Beckenham, Kent BR3 1RJ  
 Guide Price £795,000 Freehold

MAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	81		

Energy Efficiency Rating: 70 (Current), 81 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are blank in the image).

Ideally located for New Beckenham Station is this well presented four bedroom end of terrace townhouse within a popular tree lined road. Comprising versatile living accommodation the property includes: kitchen/breakfast room, conservatory, separate WC lounge, four bedrooms, en-suite shower and family bathroom. Off street parking and integral garage. The rear garden (approx. 100ft) is a particular feature both for its size and woodland aspect at the far end.

FULL WALKTHROUGH VIDEO VIEWING AVAILABLE - PLEASE RING TO REQUEST THE LINK - NB This is not the brief slide show clip shown on the web.



020 8663 1964  
[charleseden.co.uk](http://charleseden.co.uk)





A well presented four bedroom end of terrace townhouse ideally located on a popular tree lined road close to New Beckenham station. Beckenham Junction station and the High Street, with its variety of shops and restaurants are around 2/3 of a mile away. Internally the ground floor of the property comprises kitchen/ breakfast room, conservatory leading out to rear garden, separate WC and storage cupboards. Whilst to the first floor there is a lounge, master bedroom with en-suite shower room and to the second floor, three bedrooms, family bathroom, airing cupboard and storage cupboard. Further benefits to note are an integral garage, approx. 100ft rear garden and off street parking to the front.

A popular location due to its proximity to both Beckenham Junction and New Beckenham railway stations with links to London Bridge, Cannon Street, Victoria and Blackfriars, also the Tramlink via Croydon to Wimbledon.

**COVERED ENTRANCE**

Part glazed timber door, electrical vehicle point, bin storage cupboards, also containing the gas and electric meters, leading into:

**ENTRANCE HALL**

Two double glazed opaque windows to side, coved ceiling, storage cupboard, under stairs storage cupboard, radiator, fitted carpet. Door to integral garage.

**SEPARATE WC**

Coved ceiling, extractor fan, low level WC, pedestal wash hand basin with mixer tap and tiled splash back, radiator, laminate wood flooring.

**KITCHEN/BREAKFAST ROOM 15'8" x 13'8"**

Double glazed window to side, coved ceiling, range of wall, base and drawer units with worktop over, 1 1/2 bowl stainless steel sink drainer with mixer tap, four ring gas hob with extractor hood over, integral double electric cooker, spaces for washing machine, (dishwasher to remain) and fridge freezer, cupboard housing 'Worcester' boiler (not tested by Charles Eden), part tiled walls, radiator, wood laminate floor.

Opening to:

**CONSERVATORY 11'9" x 7'11"**

French doors leading out to rear garden, double glazed windows to side and rear, radiator, wood laminate floor.

**STAIRS TO FIRST FLOOR**

Fitted carpet.

**LANDING**

Opaque double glazed window to side, coved ceiling, fitted carpet.

**LOUNGE 16'0" x 13'8"**

Two double glazed windows to front, coved ceiling, radiator, fitted carpet.

**BEDROOM ONE 13'6" x 10'2"**

Double glazed window to rear, coved ceiling, (freestanding wardrobes to remain), radiator, fitted carpet.

Door to:

**EN-SUITE SHOWER ROOM**

Inset spot lights, coved ceiling, extractor fan, pedestal wash hand basin with mixer tap and tiled splash back, low level WC, shower cubicle with shower over and tiled walls, part opaque shower screen door, wall mounted chrome heated towel rail, laminate wood flooring.



**STAIRS TO SECOND FLOOR**

Fitted carpet.

**LANDING**

Access to loft, coved ceiling, opaque double glazed window to side, large airing cupboard housing hot water tank, storage cupboard, fitted carpet.

**BEDROOM TWO 13'8" x 9'0"**

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

**BEDROOM THREE 16'2" x 8'2"**

Double glazed window to front, radiator, fitted carpet.

**BEDROOM FOUR 9'5" x 5'2"**

Double glazed window to front, coved ceiling, radiator, fitted carpet.

**BATHROOM/WC**

Coved ceiling, panelled bath with mixer tap and shower over, half shower screen, pedestal wash hand basin with tiled splash back, low level WC, wall mounted heated towel rail, shelving, part tiled walls, extractor fan, laminate wood flooring.



**OUTSIDE**

**FRONT**

Off street parking for approximately two cars, part shrub and tree border.

**REAR GARDEN approximately 90'0" to 100'0"**

Three steps leading up to lawn widening to rear with tree and shrub borders, side access gate leading to front. The garden widens at the rear behind the neighboring garden with a woodland feel.



**INTEGRAL GARAGE Approx 16'0" x 9'8"**

Up and over door, power and light, wall mounted electric fuse box.

**COUNCIL TAX C**

**EPC RATING C**

**AGENTS NOTE**

We understand that if there were any maintenance required to the shared area of the drive and adjacent land to the front this would be split between the 4 properties on an ad hoc basis so there is no formal service charge.



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



**58 Copers Cope Road  
Beckenham  
Kent  
BR3 1RJ**

**www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH**

**Guide Price £795,000 Freehold**