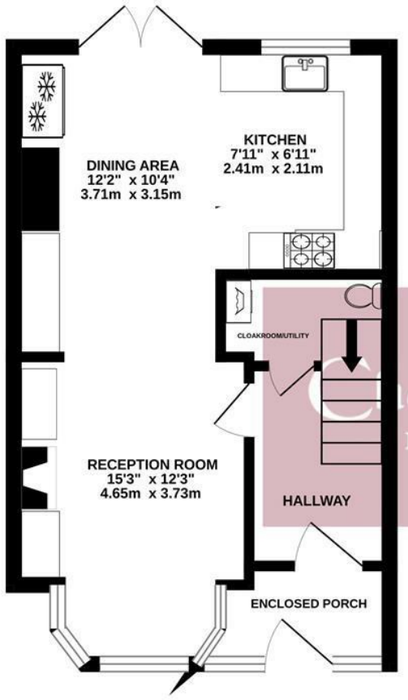
GROUND FLOOR



1ST FLOOR

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FLOOR AREA TAKEN FROM EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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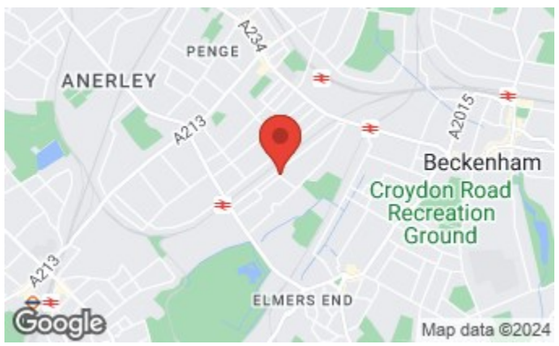
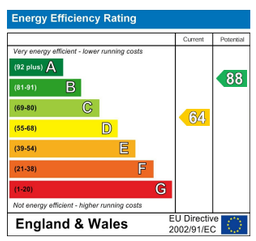
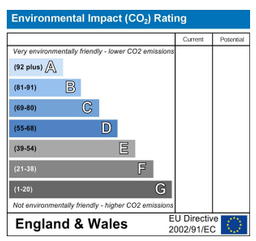
10, Allen Road, Beckenham, Kent BR3 4NP
Guide Price £650,000 Freehold

Significantly updated by the present owners over recent years this 3 bedroom family home has the significant advantage of a large outbuilding to the rear of a versatile nature currently in 4 sections. There is a pleasant 40ft garden, modern kitchen, downstairs cloakroom and bathroom white suite.

MAP







THE GUILD PROPERTY PROFESSIONALS

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The house is located in a pleasant tree lined road within third of a mile of Birkbeck Station and Tramstop. There are local shops in the nearby Elmers End Road, whilst the more extensive shopping and leisure facilities of Beckenham are only about a mile distant.

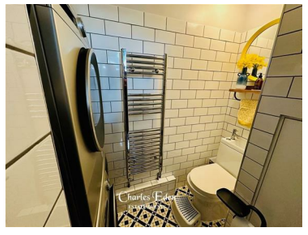
This well presented family home boasts accommodation briefly comprising entrance hall, cloak/utility room and an open plan lounge, dining and fitted kitchen to the ground floor, whilst to the first floor are three bedrooms and a bathroom. Outside is a 40ft rear garden

A major benefit of this property is a large outbuilding to the rear which was originally a substation purchased separately by the current owners and now incorporated as part of the sale. This provides extensive and versatile further space in 4 areas/ rooms being ideal for those working from home, needing storage or hobby rooms etc.

ENCLOSED PORCH
Double glazed doors and windows to front.
Part glazed door and window to front leading into:

ENTRANCE HALL
Radiator, laminate wood flooring.

CLOAKROOM / UTILITY ROOM
Combined Two-in-One wash hand basin and low level WC, space for washing machine and dryer with cupboard over, understairs storage cupboard,
chrome ladder style heated towel rail, part tiled walls, tiled floor.



OPEN PLAN LOUNGE / DINING ROOM / KITCHEN

LOUNGE 15'3 x 12'3
Double glazed bay window to front, feature fireplace with electric fire (not tested by Charles Eden) built in cupboard and shelving to both alcoves, radiator, laminate wood floor.

DINING AREA 12'2 x 10'4
Double glazed French doors leading out to rear garden, built in cupboard to one alcove, built in wine rack and cupboard over space for American fridge freezer, radiator, laminate wood floor.
Open to:

KITCHEN 7'11 x 6'11
Double glazed window to rear overlooking rear garden, range of wall, base and drawer units with worksurfaces over, 1 1/2 bowl stainless steel sink and mixer tap inset in worktop, space for dishwasher, space for free range cooker, with cooker hood over, integrated wine cooler cabinet, part tiled walls, tiled floor.

STAIRS TO FIRST FLOOR

LANDING
Access to loft, laminate wood floor.

BEDROOM ONE 15'6 x 10'9
Double glazed bay window to front, radiator, laminate wood floor.

BEDROOM TWO 12'4 x 9'11
Double glazed window to rear, radiator, laminate wood floor.

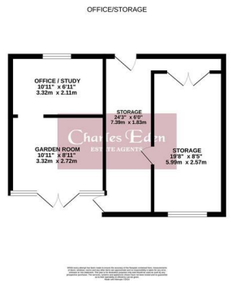
BEDROOM THREE 8'0 x 6'7
Double glazed window to front, fittted cupboards, radiator, laminate wood floor.

BATHROOM / WC
Opaque double glazed windows to rear, comprising white suite, tiled paneled bath with rain shower over, low level WC, pedestal wash hand basin, mirror cabinet, radiator, fully tiled walls, tiled floor. Stained glass window above door allowing borrowed light to hall.

OUTSIDE

REAR GARDEN 40' approx (excluding outbuilding)
Decked area adjacent to the house with covered pergola, ornamental grass, pathway leading to outbuildings, raised beds.

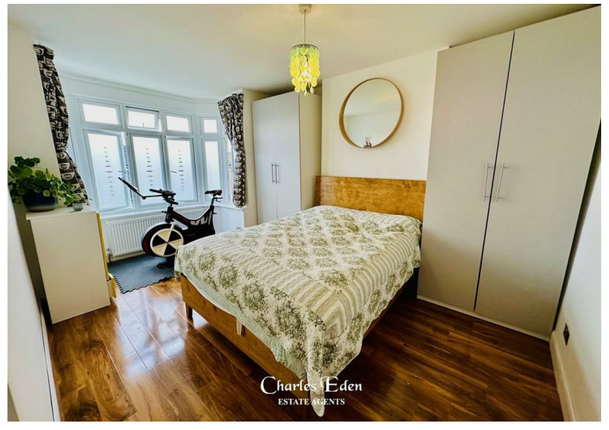
OUTBUILDINGS
A major feature of the property is the outbuilding at the rear of the garden backing onto Blandford Road. This is currently separated into 4 areas which provides versatile space as office/study, garden room, storage rooms etc.



FRONTAGE
Bin storage

COUNCIL TAX D

EPC RATING D



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