

FLOOR AREA TAKEN FROM EPC

TOTAL FLOOR AREA : 1140sq.ft. (105.9 sq.m.) approx.

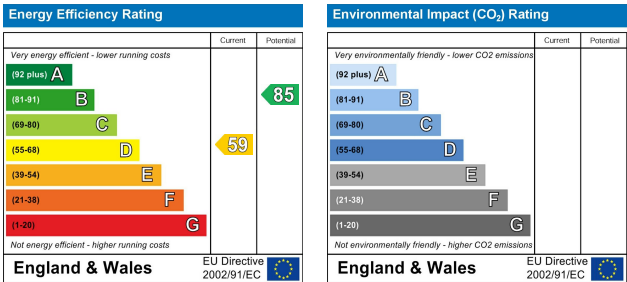
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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210A, Ravensbourne Avenue, Beckenham, Kent BR3 5HG
Guide Price £750,000 Freehold

MAP



Extensively refurbished by the present owners this 4 bedroom end of terrace 2 storey townhouse is just a few hundred yards from Beckenham Place Park and amongst other features boasts triple garaging.

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



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This four bedroom two storey townhouse is well presented and has been the subject of extensive modernisation by the present owners. It boasts a downstairs cloakroom, 26ft reception and a fitted kitchen to the ground floor with four bedrooms, an en suite shower to main bedroom and separate family bathroom to the first. Outside is a landscaped rear garden of approximately 70 ft at the bottom of which is a double and single garage approached via a rear vehicular slip road which we are advised is also owned by this property,

Excellently situated being in what feels like a rural setting but only a few hundred yards from Ravensbourne Railway Station and with Beckenham Place Park located at the end of the road. There are local shops in Shortlands Village (approximately two thirds of a mile) and the more comprehensive shopping facilities of Bromley and Beckenham are within easy reach (both are a little over a mile distant).

RECESSED ENTRANCE

Opaque double glazed door with double glazed opaque panel to side, light, tiled step.

ENTRANCE LOBBY

Storage cupboard housing electric meter, radiator, engineered wood floor.
Doors to cloakroom, kitchen and lounge.

CLOAKROOM / WC

Opaque double glazed window to front, concealed cistern WC, wash hand basin with tiled splash back, heated towel rail, engineered wood floor.

KITCHEN 12'8 x 9'0

Double glazed window to front, recessed spot lights to ceiling, comprising a range of fitted wall, base and drawer units with Quartz worksurfaces over, 1½ bowl stainless steel sink and drainer with mixer tap, four ring gas hob with hood over, integrated oven, dishwasher, washing machine and wine fridge, serving hatch, cupboard housing 'Worcester' boiler (not tested by Charles Eden), under lighting, part tiled walls, underfloor heating, engineered wood floor.
The fridge freezer is not included in the sale.

LOUNGE / DINER 25'1 x 16'1

Double glazed patio doors leading out to rear garden, coved ceiling, fitted real flame gas fire, two radiators, serving hatch to kitchen, engineered wood floor.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Double glazed high level window, fitted carpet.



BEDROOM ONE 13'9 x 10'2

Double glazed window to rear, built-in double wardrobe, radiator, fitted carpet.

EN-SUITE SHOWER ROOM / WC

Double glazed high level window, walk-in shower cubicle with concealed rain shower head and hand held shower, round counter top basin, wall mounted mixer tap, low level WC, part tiled walls, heated towel rail, extractor fan, underfloor heating, tiled walls, tiled floor.

BEDROOM TWO 12'6 x 9'0

Double glazed window to front, built-in wardrobes with cupboard over, radiator, fitted carpet.

BEDROOM THREE 9'1 x 7'1

Double glazed window to front, built in wardrobe with cupboard over, radiator, fitted carpet.

BEDROOM FOUR 8'11 x 7'1

Double glazed window to rear, built-in storage cupboard with cupboard over, fitted desk bench, radiator, fitted carpet.

BATHROOM / WC

Double glazed high level window, paneled bath with mixer tap and shower attachment over, shower screen, round counter top basin, wall mounted mixer tap, low level WC. heated towel rail, extractor fan, part tiled walls, tiled floor.



OUTSIDE

REAR GARDEN 70' approximately

Mainly laid to lawn with paved patio adjacent to the rear of the property, shrub borders, pathway leading to pergola, decked patio, outdoor lighting, garages. Sideway with outside tap and side gate leading to front.

FRONT GARDEN 50' approximately

Mainly laid to lawn with a shrub border, concrete footpath and side gate.

DOUBLE GARAGE 18'6 x 16'6

Up and over electric operated door with power and light, personal door to side.



SINGLE GARAGE 20'10 x 11'4

Up and over door to front, power and light.

COUNCIL TAX D

EPC RATING D



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.



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