

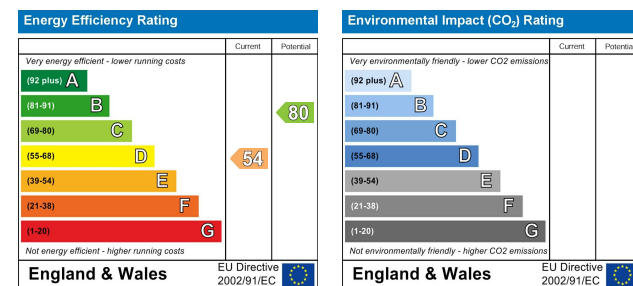
FLOOR AREA TAKEN FROM EPC

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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26, Aylesford Avenue, Beckenham, Kent BR3 3SD  
Guide Price £585,000 Freehold

MAP



Benefitting from a loft conversion this terraced family home has four bedrooms, 2 reception rooms, kitchen and bathroom with a southerly facing garden and garage at the rear.

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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With accommodation over three floors this is a pleasant family home with lounge, dining room open to the fitted kitchen on the ground floor, 3 bedrooms and a bathroom to the first and a generous loft room with great views to the rear. Outside there is a driveway to the front, 80ft southerly facing garden at the rear with a garage at the bottom of the garden.

Aylesford Avenue is situated off Abbots way which is in turn off of Upper Elmers End Road where there are local shops and buses. Elmers End Station is about a mile and the property is well located for local schools although catchment areas should be checked as they can alter each year.

#### ENTRANCE

Part leaded glazed inserts to door, double glazed window to front.

#### ENTRANCE HALL

Understairs storage cupboard, dado rails, radiator, fitted carpet.

#### LOUNGE 13'2 x 11'2

Double glazed window to front, picture rails, feature fireplace with real flame gas fire, radiator, fitted carpet.

#### DINING ROOM 12'9 x 10'0

Double glazed sliding patio doors leading out to rear garden, picture rails, gas fire with back boiler (not tested by Charles Eden), radiator, tiled flooring. Square arch opening to:

#### KITCHEN 8'11 x 6'11

Double glazed window to front, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob with hood over, spaces for washing machine and fridge freezer, tiled walls, tiled flooring.

#### LANDING

Fitted carpet.

#### BEDROOM ONE 13'1 x 9'4

Double glazed bay window to front, picture rails, two double wardrobes with cupboards over, radiator, fitted carpet,

#### BEDROOM TWO 12'2 x 9'3

Double glazed window to rear, picture rails, double airing cupboard with overhead cupboards, radiator, fitted carpet.

#### BEDROOM THREE 8'11 x 6'7

Double glazed window to front, radiator, fitted carpet.

#### BATHROOM/WC

Opaque double glazed window to rear, paneled bath with mixer tap and shower attachment & electric shower unit over, pedestal wash hand basin, low level WC, heated towel rail, built-in cupboard, tiled walls, vinyl floor.

#### STAIRS TO 2ND FLOOR

Fitted carpet.

#### LANDING

Double glazed window to rear, fitted carpet.

#### BEDROOM FOUR 16'0 x 11'5

Two double glazed windows to rear, three double fitted wardrobes, fitted drawers, eaves storage, radiator, fitted carpet.

Charles Eden have been unable to verify building regulations for a loft conversion as pre online Bromley Council planning records. Sellers were satisfied when they purchased the property.

#### OUTSIDE

#### REAR GARDEN 70' paced excluding garage

Patio adjacent to rear of property, path, mainly laid to lawn, shed, garage, rear gate.



#### GARAGE

Double doors to front, double glazed opaque pedestrian door to rear leading out to garden, double glazed window to rear. Located via rear access road.

#### PARKING

Paved to front for off street parking .

#### COUNCIL TAX E

#### EPC RATING E



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