



Ravenscroft Road, Beckenham

Asking Price £700,000



4



2



2



C



Property Summary

Propertyworld is proud to present this spacious four bedroom, two bathroom, mid terrace, family home with a 90 ft rear garden, conservatory and off street parking space in Ravenscroft Road, Beckenham. Arranged over three floors, the accommodation is bright, and airy benefitting from an abundance of natural light.

On the ground floor there are two reception rooms, partially opened, with attractive bi-fold glass doors between each room. The reception to the front, used as the main living room, has a huge front window ensuring it is bathed in direct light. There is a period fireplace with a working fire, complimented with wood floors. The second reception room has been opened with the kitchen to create a fabulous open plan kitchen diner. The kitchen is a contemporary affair, with off white fitted wall and base units which contrast with the mottled brown worktop and grey tiled floor. The kitchen boasts two integrated ovens, induction electric hob, dish washer and fridge freezer, and there is a large space to house a generous table to dine. Off the kitchen is a conservatory which doubles both as a utility area (with washing machine and separate dryer) and as an additional reception area. There is also a useful W.C on the ground floor. The garden is 90ft long with an attractive lawn, with several mature trees and shrubs. On the first floor you will find three bedrooms, two generous doubles which both have built in wardrobes, and a smaller third as well as a family bathroom. On the top floor is the principal bedroom with an ensuite shower and W.C.

Ravenscroft Road is ideally placed for transport options with both Birkbeck and Kent House easily reached on foot as well as several tram stops. There are local shops close by, with Penge and Beckenham centres easily reached on foot, with a huge range of neighbourhood restaurants, coffee shops and gastropubs. Several good schools and nurseries are also close, as is the award-winning Crystal Palace Park

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

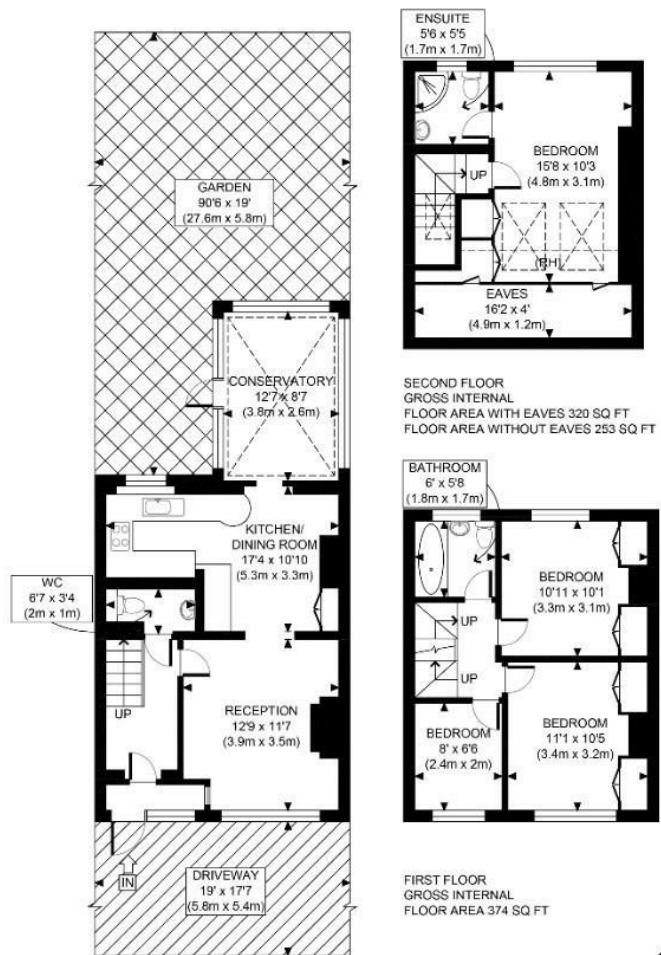
- Four bedroom house
- Two reception rooms
- Two bathrooms
- 90ft rear garden
- Open plan kitchen dining area
- Conservatory
- Off street parking space
- Mid terrace
- Light and airy
- Close to all amenities

Our Vendor Loves...

This has been a fabulous family home for the last 9 years. In summer we have loved relaxing in the garden on the decking while the kids play. Getting around is easy as we have the option of bus, tram or train and I love the fact it is only a short walk to the high street with all the amenities you would ever need



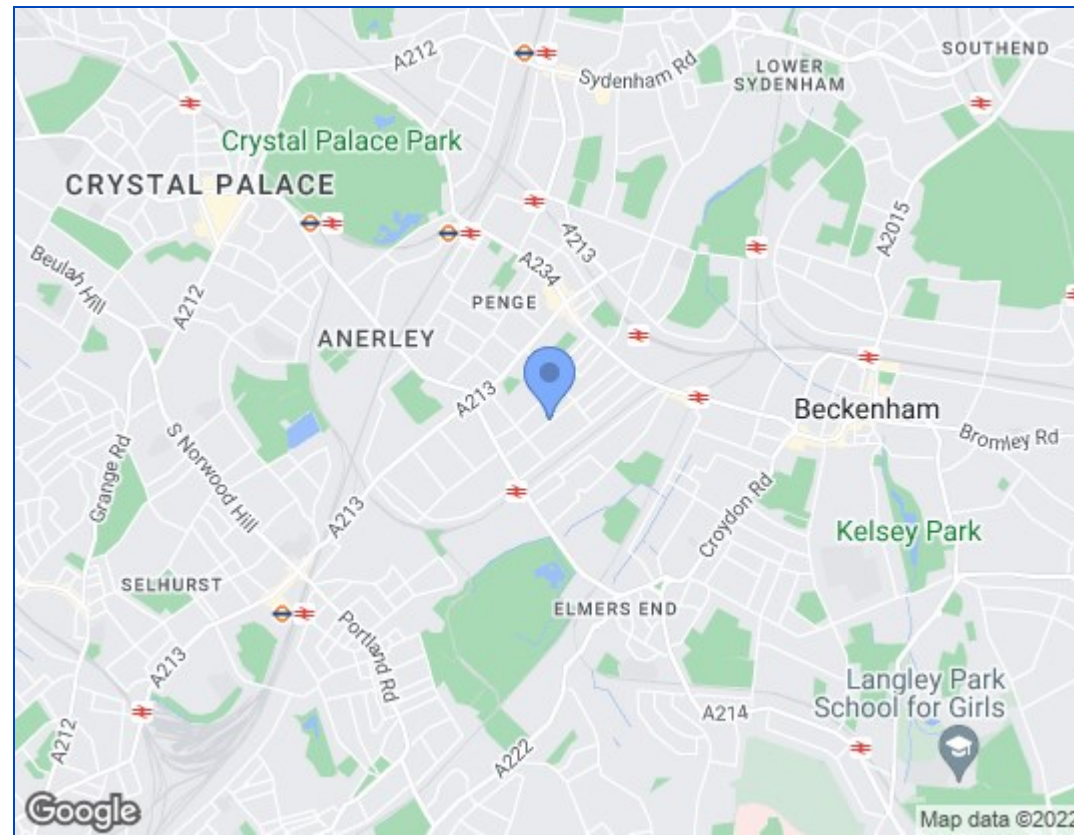




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1224 SQ FT / 114 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1157 SQ FT / 107 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Ravenscroft Road

date 13/09/22



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

