



homezone

£650,000 Freehold

60 Belmont Road

Beckenham, BR3 4HN

- CHARMING VICTORIAN 4 BEDROOM MID TERRACE
- BALGOWAN CATCHMENT AREA
- OPEN PLAN LIVING ROOM/KITCHEN/DINING
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- PERIOD FEATURES: CAST IRON FIREPLACES, ORNATE COVING & CEILING ROSES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 80' REAR GARDEN WITH SUMMERHOUSE
- WALKING DISTANCE TO BECKENHAM HIGH STREET
- 10 MINS WALK TO CLOCK HOUSE RAILWAY STATION



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Victorian four-bedroom mid-terrace house full of character and charm and situated in the popular Balgovan catchment area. On the ground floor, the accommodation comprises open plan living room, dining room and kitchen together with a conservatory and downstairs cloakroom. On the first floor you will find three spacious bedrooms, all with built-in storage and a traditional style family bathroom. Stairs to the second floor lead to the fourth bedroom.

The property benefits from many original features including cast iron fireplaces, dado rails, ornate coving, and ceiling roses together with gas central heating and double glazing.

Outside areas have been creatively designed and lovingly maintained to offer a fantastic space for entertaining with an 80' rear garden featuring a generous decked patio, garden room, and an abundance of storage sheds, one of which has been converted into an exquisite outdoor garden bar.

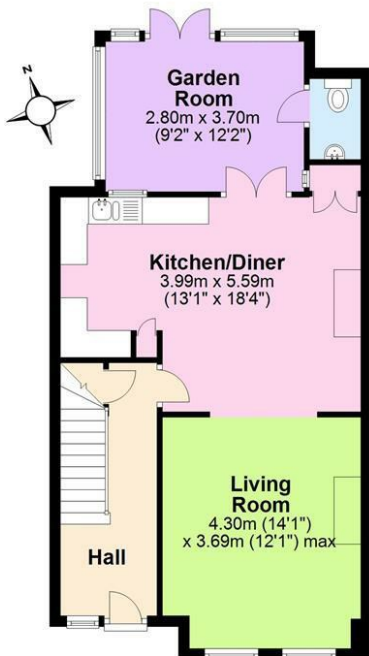
Within walking distance of Beckenham High Street and ten minutes walk to Clock House Railway Station. Ideally located for Croydon Recreation Ground with excellent transport links to London, Bromley and Croydon.

An early viewing at your earliest convenience is recommended.



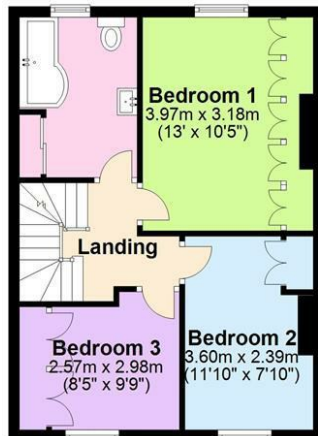
Ground Floor

Approx. 58.6 sq. metres (630.2 sq. feet)



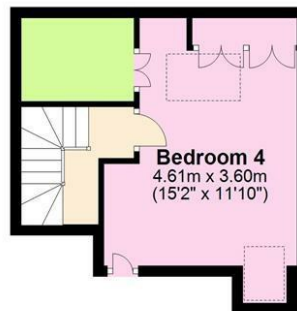
First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



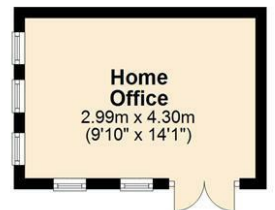
Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Outbuilding

Approx. 12.8 sq. metres (138.1 sq. feet)



Total area: approx. 136.5 sq. metres (1468.9 sq. feet)

Entrance Hall

uPVC composite front door with uPVC frosted double glazed sidelight, understairs cupboard housing gas and electric meters and fuse board, thermostat control, dado rail with embossed wallpaper below, radiator, fitted carpet, cornice, ceiling rose, ceiling light fitting.

Living Room

13'11" max into recesses x 11'10" (4.24m max into recesses x 3.61m)

Solid wood painted, panelled door, twin uPVC double glazed windows to front, cast iron fireplace surround with remote-controlled coal effect 'living flame' gas fire and granite hearth, dado rail with embossed wallpaper below, embossed wallpapered ceiling, radiator, cornice, ceiling rose, ceiling light fitting, fitted carpet, opening to:-

Dining Room

12'11" max into recess x 11'10" (3.94m max into recess x 3.61m)

uPVC double glazed French doors to conservatory, cast iron fireplace surround, built-in utility cupboard with space and plumbing for washing machine and tumble dryer and small opaque glazed window, dado rail with embossed wallpapered wall below, radiator, embossed wallpapered ceiling, ceiling light fitting, fitted carpet, opening to:-

Kitchen

9'02" x 8'08" (2.79m x 2.64m)

uPVC double glazed window to rear, range of white wood effect wall and base units incorporating black enamel one and a half bowl sink and drainer with chrome mixer tap, space for single cooker with integrated extractor over, integrated fridge and freezer, satin black laminate worktops, black and white chequered tiled splashback, black ceramic tiled floor, ceiling light fitting.

Conservatory

12'3 x 8'9 (3.73m x 2.67m)

uPVC double glazed with french doors to garden, double radiator, dado rail with embossed wallpaper below, built-in cat flap, fitted carpet, door to:-

Downstairs Cloakroom

White painted panelled wooden door, Low-level WC, wall mounted wash hand basin with vanity unit below, embossed wallpapered walls, wood laminate floor, ceiling light fitting.

First Floor Landing

Dado rail with embossed wallpaper below, fitted carpet, ceiling light fitting, stairs to second floor:-

Bedroom 1

13'2 x 10'5 max into recesses (4.01m x 3.18m max into recesses)

Solid wood painted panelled door, uPVC double glazed window to rear, dado rail, fitted wardrobes along one wall, radiator, embossed wallpapered ceiling, ceiling light fitting, fitted carpet.

Bedroom 2

11'9 x 6'11 maximum dimensions (3.58m x 2.11m maximum dimensions)

Solid wood painted panelled door, uPVC double glazed window to front, built-in wardrobe, double radiator, dado rail, ceiling light fitting, fitted carpet.

Bedroom 3

9'8" max x 8'8" max into door recess (2.95m max x 2.64m max into door recess)

Solid wood painted panelled door, uPVC double glazed window to front, built-in wardrobe, radiator, dado rail with embossed wallpaper below, ceiling light fitting, fitted carpet.

Family Bathroom

9'8" max x 7'2 max (2.95m max x 2.18m max)

Solid wood painted panelled door, uPVC double glazed opaque window to rear, built-in storage cupboard with glazed French doors, white suite comprising pedestal wash hand basin with crosshead taps, low level WC, P-shaped white bath with Mira wall mounted electric shower and curved glass shower screen and bath panel, part tiled walls, dado rail with embossed wallpaper below, built-in radiator, linoleum flooring, ceiling light fitting.

Second Floor Landing

Dado rail, ceiling light fitting, fitted carpet.

Bedroom 4

14'8" x 11'6" max dimensions (reduced headroom) (4.47m x 3.51m max dimensions (reduced headroom))

Solid wood painted panelled door, two double glazed Velux windows, eaves storage cupboards, walk-in eaves storage cupboard, wall mounted electric heater, ceiling light fitting, fitted carpet.

Outside

The front garden features a shingle frontage with shrub borders and wrought iron boundary fence and tiled pathway leading up to the front door with covered entranceway and outside light.

The rear garden extends to approximately 80' and features an attractive artificial lawn with shrub and flower borders, pond, flag pole, low-level bin storage sheds, and pathway to a generous deck. The garden room measures 14'1 x 10'0 (4.29m x 3.05m) and benefits from windows along two sides, light, power and carpet tile flooring. Further sheds provide an abundance of storage and one converted into a delightful garden bar.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.