



Mackenzie Road, Beckenham, Kent BR3 4RT

Freehold

£775,000

Beautifully presented and cared for three bedroom Victorian semi detached family home located in one of the premier roads this side of Beckenham. The property has been kept in style for the period and boasts 9'4 ceilings, high skirting boards, real wood doors, polished strip wood floors, ornate cornices and ceiling roses plus feature fireplaces to name but a few. The accommodation on offer comprises three bedrooms, hobby room in the loft, family bathroom, lounge, dining room, breakfast room, fitted kitchen, cloakroom and conservatory. To the exterior there is a mature 65' South/South East facing rear garden, spacious area to side and off street parking for two cars to front. These properties are rarely available in this area and much sought after so an early viewing is highly advised.

Property Features

- THREE BEDROOMS & HOBBY ROOM
- FITTED KITCHEN & LARDER
- @ 65' SOUTH FACING REAR GARDEN
- CLOSE TO CLOCK HOUSE & KENT HOUSE STATIONS & TRANSPORT LINKS

- THREE RECEPTIONS & CONSERVATORY
- FAMILY BATHROOM & CLOAKROOM
- OFF STREET PARKING FOR TWO CARS
- SHORT WALK TO LOCAL SHOPS & BECKENHAM HIGH STREET

Property Description

PORCH

Open porch with tiled floor and light.

ENTRANCE HALL

20'2" x 5'3" (6.15m x 1.6m)

Hardwood front door with opaque glazed inserts lead into entrance hall with picture and dado rails, ornate cornice, polished stripped wood flooring and under stair cupboard.

LOUNGE

15' x 11'6" (4.57m x 3.51m) INTO BAY

Bay sash window to front, ornate cornice, picture rail and ceiling rose. Vertical radiator, feature fireplace with gas fired wood effect fire and tiled hearth, polished stripped wood flooring and Virgin cable TV point.

DINING ROOM

13'5" x 10' (4.09m x 3.05m)

French doors to rear, picture rail, ornate cornice, radiator and polished stripped wood flooring. Open feature fireplace with marble mantle and tiled hearth.

BREAKFAST ROOM

9'5" x 8'3" (2.87m x 2.51m)

Double glazed sash window to side, dado rail, radiator and polished stripped wood flooring. Boiler cupboard with wall mounted boiler (serviced annually) and immersion tank, two storage cupboards and cloaks area.

FITTED KITCHEN

12'4" x 9'5" (3.76m x 2.87m) (Inc Larder and Cloakroom)

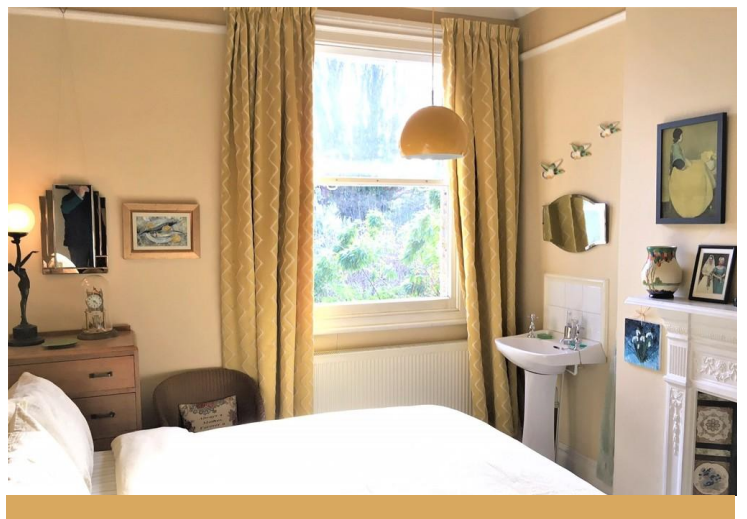
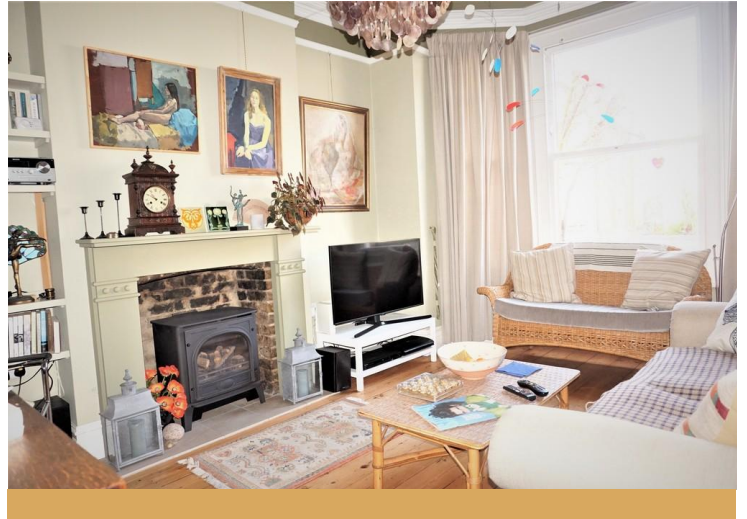
Double glazed window to side, coving, dado rail, down lights and Vinyl flooring. Range of wall and base units with work surfaces over and local tiling, space for under counter fridge and freezer, space and plumbing for washing machine and slimline dishwasher, space and point for gas cooker with bushed steel extractor hood over. Walk in larder cupboard with shelving and window to rear.

CLOAKROOM

High level window to rear, radiator, high level storage cupboard, low level WC, wall mounted vanity wash hand basin and local tiling.

CONSERVATORY

Double glazed conservatory with tiled floor and under floor heating. Wall lights and French doors to rear leading to garden.





LANDING

21' 8" x 5' 3" (6.6m x 1.6m) (Max)

Dado rail, ornate cornice, skylight with Velux window above, loft access hatch to hobby room with wooden ladder.

BEDROOM ONE

15' 8" x 15' (4.78m x 4.57m)

Sash bay window and sash window to front, radiator, picture rail and range of fitted double wardrobes.

BEDROOM TWO

13' 3" x 10' (4.04m x 3.05m)

Sash window to rear, radiator and picture rail. Pedestal wash hand basin with tiled splashback and cast iron feature fireplace with tile inserts.

BEDROOM THREE

9' 7" x 8' 8" (2.92m x 2.64m)

Sash window to rear, radiator, original built in wardrobe and cast iron feature fireplace.

FAMILY BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

Opaque double glazed sash window to side, low level WC, pedestal wash hand basin and panel bath with shower mixer tap. Radiator, local tiling with full tile to bath area and electric shaver point.

HOBBY ROOM

15' 1" x 14' 1" (4.6m x 4.29m)

Velux windows to front and rear, eaves storage and polished stripped wood flooring.

REAR GARDEN

65' (19.81m) Approx

South/South East facing rear garden with patio area, outside tap, power and light. Path to side of laid lawn area with mature trees, including apple pear and fig, mature shrub borders, large wooden storage shed to rear with ample storage for furniture, lawn mower ect with power and light. Large side access area with mature shrub borders and covered storage area by side access gate.

FRONTAGE

Block paved frontage providing off street parking for two cars with mature shrub borders.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 112sqm (Approx 1206sqft)

COUNCIL TAX BAND 'E'

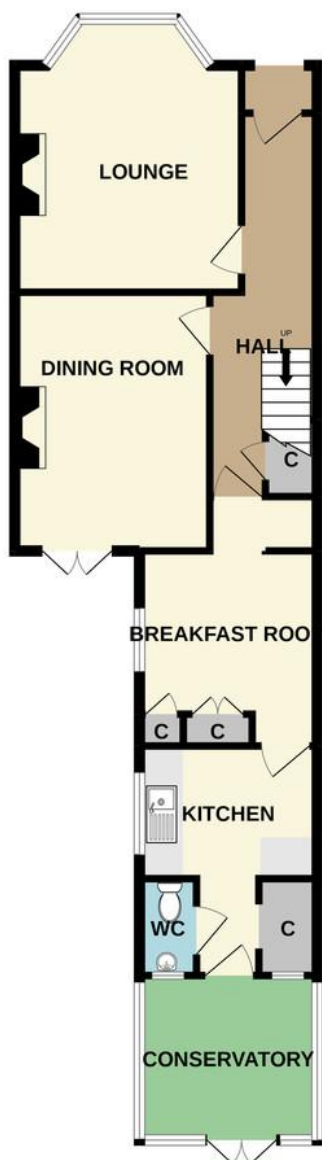
DIRECTIONS

From Clock House Station proceed out of Beckenham along Beckenham Road and take the fourth turning on the left into Birkbeck Road. Take the first left into Avenue Road and then left again into Mackenzie Road. The property is on the right hand side of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		47	82
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



1ST FLOOR
52.0 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 116.0 sq.m. (1249 sq.ft.) 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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Local Authority: Bromley London Borough Council
Council Tax Band: Band E
Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.