



Offers over £500,000 Freehold

A well presented terraced home in need of some modernisation with the advantage of no forward chain



- ▶ **Spacious entrance hall**
- ▶ **Two generous reception rooms**
- ▶ **Kitchen with access to garden**
- ▶ **Two double bedrooms and a single bedroom**
- ▶ **Family bathroom**
- ▶ **Large garden south facing garden with rear access and two garden sheds**
- ▶ **On road parking**
- ▶ **No forward chain**

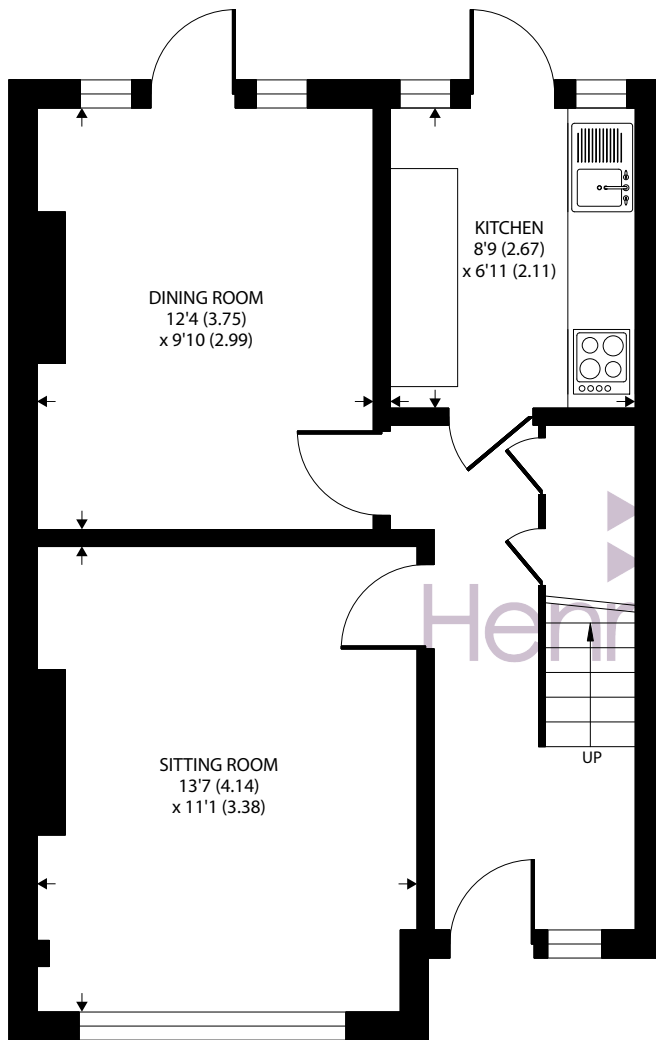
Welcome to this mid-terraced home situated in a sought-after residential area, offering a fantastic opportunity for those looking to put their stamp on a property. Boasting a well-presented façade, this terraced home provides a spacious entrance hall that leads to two generous reception rooms, perfect for both entertaining and relaxing. The kitchen offers access to the large south-facing garden with two garden sheds, providing ample space for outdoor activities and gatherings.

Upstairs, you'll find two double bedrooms, a single bedroom, and a family bathroom, catering perfectly to growing families or those needing extra space.

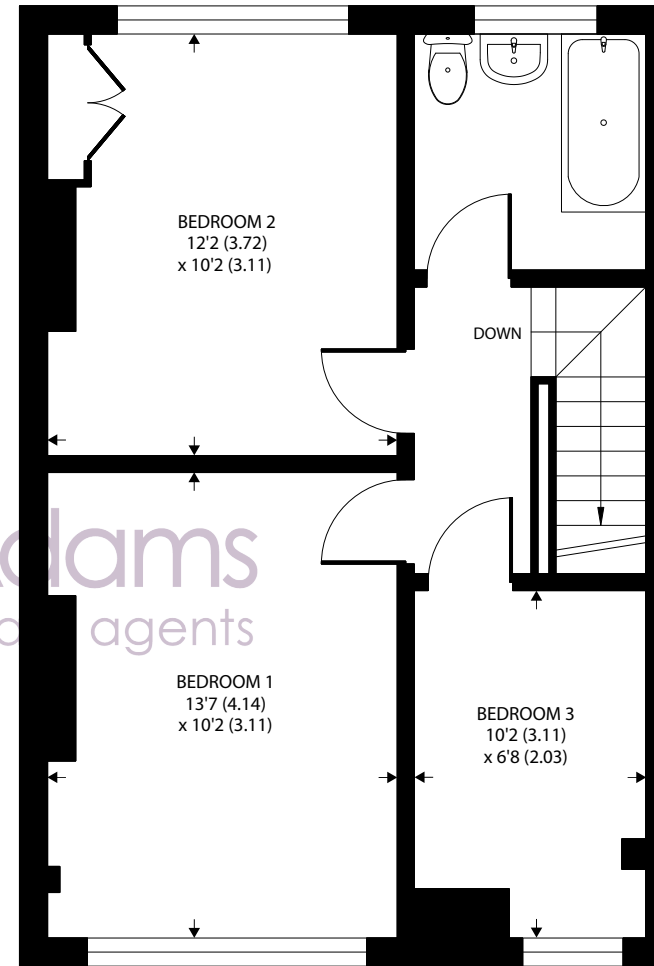
The property also includes the added benefit of no forward chain, allowing for a smooth and hassle-free buying process. With a little modernisation, this property has the potential to become your dream home.

Outside, the property truly shines with a large south facing garden that offers plenty of space for gardening, entertaining, or simply soaking up the sun. The rear access to the garden provides convenience and practicality, while the two garden sheds offer additional storage space for all your outdoor needs. The generous garden to the front also presents the exciting opportunity to create driveway parking, subject to obtaining the necessary planning permissions, adding further practicality to the property. For those preferring on-road parking, the property also offers this option.





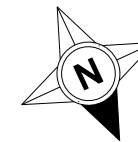
GROUND FLOOR



FIRST FLOOR

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

The property is very conveniently located within easy reach of Elmers End and Eden Park stations, with rail and Translink services connecting the centres of Beckenham, Wimbledon and Croydon. Numerous regular bus routes also link the surrounding area. Elmers End offers a number of good local facilities including a Tesco supermarket, and the centre of Beckenham is close-by offering an excellent variety of shops, bars, restaurants and amenities, including a cinema. Bromley and Croydon town centres are also within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by excellent schools and open spaces, with the David Lloyd Leisure Centre within a short distance.

