



£750,000 Freehold

5 Hampden Road

Beckenham, BR3 4HD

- BEAUTIFUL 4 BEDROOM EDWARDIAN TERRACED HOUSE
- TWO GENEROUS RECEPTION ROOMS
- SHAKER STYLE FITTED KITCHEN WITH GRANITE WORKTOPS
- AN ABUNDANCE OF PERIOD FEATURES
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FAMILY BATHROOM AND ADDITIONAL SHOWER ROOM
- POPULAR BALGOWAN CATCHMENT AREA
- GARDEN SUMMER HOUSE
- WITHIN 1/2 MILE OF CLOCK HOUSE STATION
- EASY ACCESS TO BECKENHAM TOWN CENTRE



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A rare opportunity to acquire this characterful Edwardian four bedroom terraced house situated in a popular tree lined quiet residential street and ideally located for the highly desirable Balgowan Primary School.

Internally, the property comprises a welcoming entrance hall, spacious lounge and dining room and Shaker style fitted kitchen. To the first floor are two generous double bedrooms, a fourth bedroom that is currently in use as a study and a family bathroom. Stairs to the second floor lead to the master bedroom with additional shower room.

The property benefits from many original features including ornate cast iron fireplaces, picture rails, dado rails, high skirting, original doors, high coved ceilings, original balustrading and floorboards. Extra features include gas central heating, double glazing with stained glass panels in keeping with the era of the property and fitted carpets.

Outside to the front of the property is an original style black and white chequered pathway and a charming courtyard garden; to the rear of the property, a low maintenance lawned garden of approximately 50' with attractive summer house, playhouse and original outbuilding.

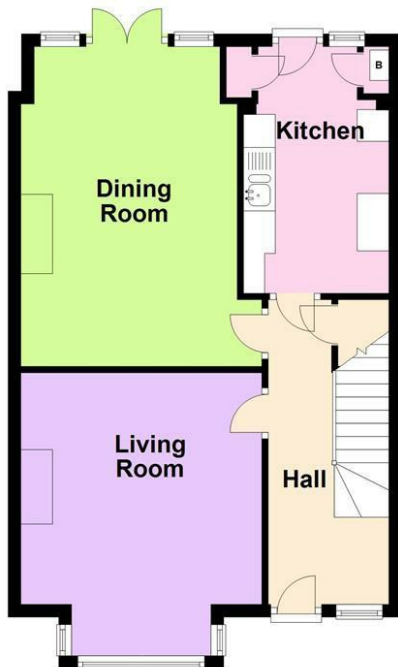
Clock House railway station is situated approximately half a mile away and Beckenham Junction within a mile away providing rail services to London Charing Cross, London Bridge, Cannon Street and Victoria respectively, together with Tramlink access to Croydon and Wimbledon. Beckenham Town Centre and Croydon Recreation ground are all within easy access.

This is a beautiful family home and a internal viewing is highly recommended.



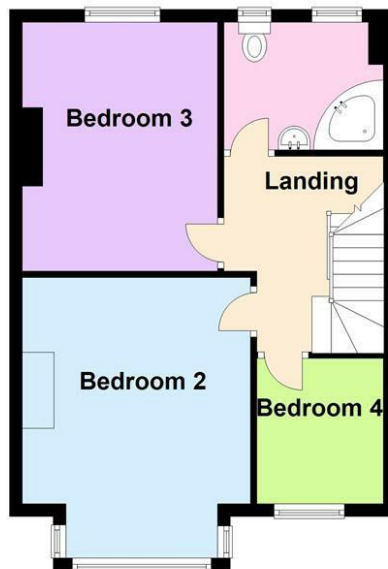
Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 136.4 sq. metres (1468.2 sq. feet)

Entrance Hall

Solid wood front door with obscure glazed panels, obscure glazed side windows and fanlight, radiator, under-stairs cupboards housing gas, electric meters, fuse box and alarm system, telephone point, thermostat control, dado rail, picture rail, coved ceiling, stripped wooden floorboards, ceiling light fitting, stairs to first floor.

Lounge 14'6 max into bay x 12'3" max into recesses (4.42m max into bay x 3.73m max into recesses)

Solid wood painted panelled door, uPVC double glazed windows to front bay with stained glass leaded top openers, cast iron fireplace with inset ceramic tiles, open grate and black slate hearth, radiator, television aerial point, pale green and white painted walls, stripped wooden floorboards, high skirting, ceiling rose, coved ceiling.

Dining Room 15'10" max into bay x 12'2" narrowing to 11'0 (4.83m max into bay x 3.71m narrowing to 3.35m)

Solid wood painted panelled door, uPVC double glazed French doors to rear with stained glass leaded light panels over, cast iron fireplace with inset ceramic tiles, open grate and slate hearth, dado rail, picture rail, neutral painted walls, high skirting, stripped wooden floorboards, coved ceiling, ceiling light fitting.

Kitchen 12'5" max x 6'11" max (3.78m max x 2.11m max)

Solid wood painted panelled door, step down to terracotta tiled floor, solid wood door with double glazed panel, wooden double glazed window above, wood framed double glazed window to rear, range of cream tongue and groove panelled Shaker style wall and base units with black granite worktops over, inset 1.5 stainless steel sink, drainer grooves, tiled splash-backs, terracotta painted walls, space and gas supply for range cooker with tiled hearth, Whirlpool extractor hood, integrated Hotpoint fridge and freezer, integrated Hotpoint dishwasher, cupboard housing Worcester boiler for central heating and hot water, recessed downlights, space and plumbing for integrated washing machine.

Landing

Stairs to second floor, dado rail, pale blue painted walls, fitted carpet, ceiling light fitting.

Bedroom 2 15' max into bay x 11'10 max into recesses (4.57m max into bay x 3.61m max into recesses)

Solid wood painted panelled door, uPVC double glazed windows to front bay, cast iron fireplace with inset ceramic tiles, tiled hearth, radiator, picture rail, high skirting, red painted walls, fitted carpet, ceiling light fitting.

Bedroom 3 13' x 10'2 max into recesses (3.96m x 3.10m max into recesses)

uPVC double glazed window to rear, opening for fireplace, radiator, picture rail, yellow painted walls, high skirting, fitted carpet, ceiling light fitting.

Bedroom 4 7'05 x 6'04 (2.26m x 1.93m)

uPVC double glazed window to front, radiator, telephone point, gas point, picture rail, high skirting, air vent, 'Wedgwood' blue painted walls, fitted carpet, ceiling light fitting.

Bathroom 8' max x 6'8" (2.44m max x 2.03m)

Two uPVC double glazed frosted glazed windows to the rear, white suite comprising panelled corner bath with chrome shower over, chrome mixer tap with cross-head taps, pedestal wash hand basin with chrome cross-head mixer tap, low level WC, built in white wooden storage cupboard, radiator, part tiled walls, pale blue painted walls, air vent, neutral vinyl floor, ceiling light fitting.

Master Bedroom 20'09 max into eaves x 10'6 narrowing to 9'7" (6.32m max into eaves x 3.20m narrowing to 2.92m)

Solid wood painted door, 2 Velux windows to front, uPVC double glazed French doors to rear with Juliet balcony, radiator, cupboard door to eaves' storage, white painted walls, wooden flooring, recessed downlights.

Shower Room 9'1 max x 6'10 narrowing to 5'10 (2.77m max x 2.08m narrowing to 1.78m)

Solid wood painted door, uPVC frosted glazed window to rear, white suite comprising wall mounted wash hand basin with chrome mixer tap, low level WC, enclosed shower with Triton chrome shower and tiled walls, radiator, extractor fan, pale green painted walls, neutral ceramic tiled floor, recessed downlights.

Outside

To the front is an attractive black and white chequered pathway leading up to the front door and a small courtyard area of garden. The rear garden extends to approximately 50' and is mainly laid to lawn with a paved patio adjacent to the house. There is an attractive Dunster House double glazed log cabin at the end of the garden (14' x 7'), a small children's playhouse and an original outbuilding with plumbing for a WC. The garden also benefits from fenced boundaries with a gate giving access to the rear.

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.