



Bridgelands Close, Beckenham, BR3 1JU

£750,000 Freehold

'Chain Free' three bedroom semi detached house located in a gated development in a quiet location within central Beckenham offering easy access to multiple stations plus all the shops, amenities and restaurants in Beckenham High Street. The accommodation comprises master bedroom with en suite shower room, two further bedrooms and family bathrooms upstairs, on the ground floor is a 20'2 x 15'2 lounge/diner, cloakroom and modern fitted kitchen/breakfast room (installed in 2021) with integrated Siemens appliances and Worcester Bosch Greenstar boiler (installed in 2021). To the rear is a secluded low maintenance Mediterranean style garden with Astro turf lawn and site access. There is a detached garage with parking space to front and EV charging point. Immaculately presented the property is ready to move into and enjoy.

GATED ENTRANCE

Bridgelands Close is entered via automatic electric gates.

ENTRANCE HALL 8'8 x 6'11 (2.64m x 2.11m)

Double glazed UPVC front door with opaque double glazed window to side leads into entrance hall with coving, radiator and oak effect laminate floor.

CLOAKROOM 6'1 x 3'2 (1.85m x 0.97m)

Coving, radiator, extractor fan and ceramic tiled floor. Low level WC, wall mounted vanity wash hand basin with mono bloc mixer tap and local tiling.

LOUNGE/DINER 20'2 x 15'2 (6.15m x 4.62m)



Two double glazed windows to rear and double glazed door to rear, coving and two radiators. Gas feature fireplace with stone mantle and granite hearth with fitted shelving and storage to one side, under stair cloaks cupboard and oak effect laminate floor.

FITTED KITCHEN 15'2 x 11'9 (4.62m x 3.58m)



Two double glazed windows to front, coving, Amtico flooring and barrel radiator. Installed in 2021 there are a range of modern wall units with under lights, base units with Quartz worksurfaces and returns over, integrated Rangemaster Toledo five hob gas cooker with Siemens extractor hood over. Other integrated Siemens appliances included are American style fridge/freezer, dish washer and washing machine.

LANDING 9'10 x 6'7 (3.00m x 2.01m)

Coving, radiator and linen cupboard. Loft access hatch to boarded loft with ladder, light and Mega Flow cylinder.

BEDROOM ONE 15'3 x 11'3 (4.65m x 3.43m)



Double glazed window to rear, coving, radiator, oak effect laminate floor and double wardrobe with interior lighting.

EN SUITE SHOWER ROOM



Opaque double glazed window to side, fully tiled walls and floor, graphite ladder towel warmer, concealed cistern low level WC, double shower cubicle with wall mounted controls, wall mounted wash hand basin with mono bloc mixer tap, wall mounted mirrored bathroom cabinet and extractor fan.

BEDROOM TWO 13'2 x 8'7 (4.01m x 2.62m)



Double glazed window to front, coving, radiator, oak effect laminate floor and double wardrobe with interior lighting.

BEDROOM THREE 10'3 x 6'3 (3.12m x 1.91m)



Double glazed window to front, coving, radiator and oak effect laminate floor.

FAMILY BATHROOM 7'9 x 6'1 (2.36m x 1.85m)



Opaque double glazed window to side, extractor

fan, towel warmer, fully tiled walls and floor. Low level WC, pedestal wash hand basin with mono bloc mixer tap, wall mounted mirror and panel bath with bath filler tap, wall mounted shower over and screen.

REAR GARDEN 45' x 25' approx (13.72m x 7.62m approx)



Mediterranean style rear garden with patio paths and central artificial grass lawn. Rear decking area, outside lighting and slate beds for pots and plants. Side access area with gate.

FRONTAGE, GARAGE & PARKING



Detached garage with power, light, EV charging point, outside tap and parking space to front.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 110sqm (Approx 1184sqft)

COUNCIL TAX BAND 'E'

DEVELOPMENT CHARGES

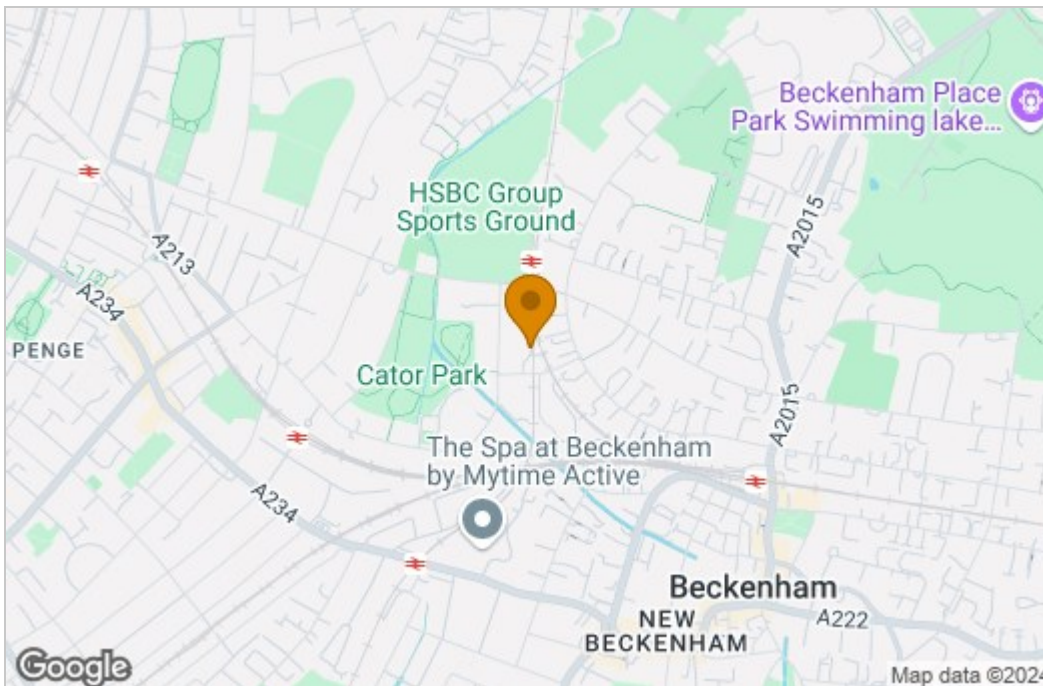
There is an annual charge of £600 to cover the electric gates and upkeep of the communal areas within the development.

Floor Plan

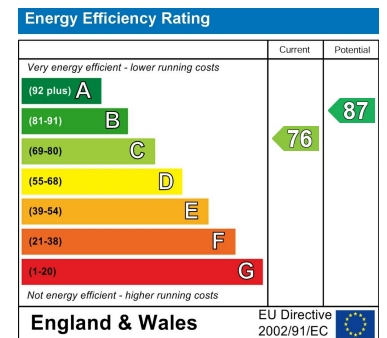


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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