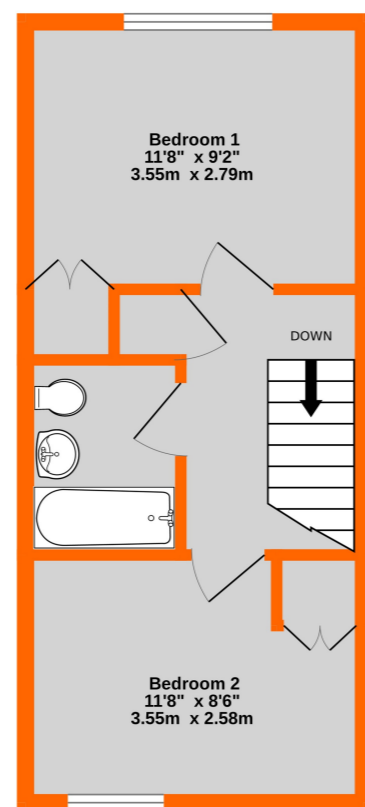
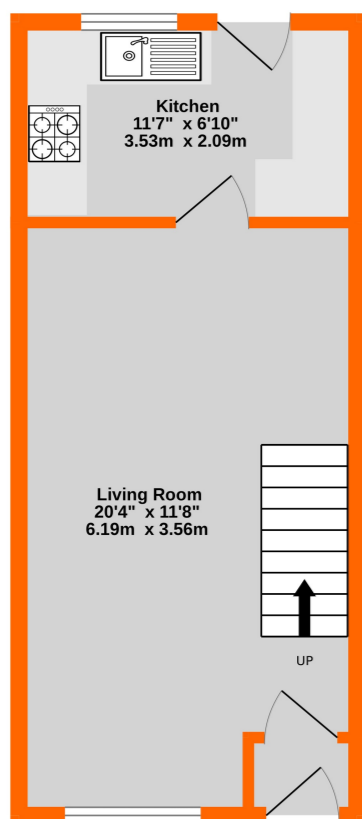


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	78	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 633sq.ft. (58.8 sq.m.) 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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**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

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48 Shirley Crescent, Beckenham, Kent BR3 4AZ

**£425,000 Freehold**

- Wonderful downsize/first home
- Low maintenance rear garden
- Allocated parking to front
- Short walk to Elmers End station
- Two double bedrooms with wardrobes
- Beautiful re-appointed bathroom
- Open plan sitting/dining room
- Modern fitted kitchen to rear

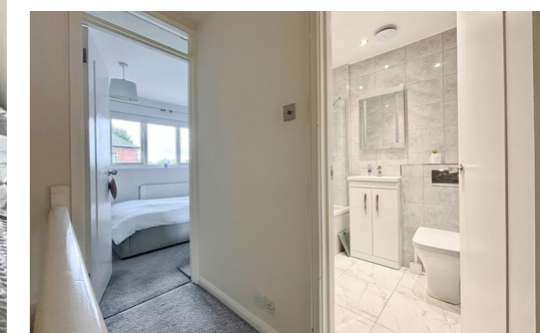


## 48 Shirley Crescent, Beckenham, Kent BR3 4AZ

A wonderful opportunity to purchase this delightful home which could be just as popular for downsizers as for first time buyers, with the benefit of a Freehold house, having a low maintenance rear garden and allocated parking directly in front of the property. The ground floor is open plan with a living room to the front and modern kitchen to the rear, with the first floor providing a recently re-appointed bathroom between the two double bedrooms. The rear garden has two paved areas and artificial lawn plus a gate offering rear pedestrian access. Tastefully decorated throughout, another benefit to note includes the brand new heating system (installed 20.....) which replaces the original warm air heating with traditional gas fired central heating and boiler. A short walk away from Elmers End station with trains into London and trams to Croydon, this lovely property provides easy living for the next lucky owner.

### Location

Shirley Crescent is a one-way street off Goddard Road with the popular Marian Vian Primary School on the road, opposite this property. Local shops are less than a quarter of a mile away at Elmers End along with a large Tesco Superstore. From Elmers End station trains run to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham and there are also tram services to Croydon and Wimbledon. Beckenham High Street is just over a mile away with a good choice of shops and restaurants plus cinema.



### Ground Floor

#### Covered Porch

with storage cupboard, tiled step, glazed front door to

#### Entrance Lobby

wood effect laminate flooring, gas meter and fuse box, doorway to

#### Living Room

6.19m max x 3.56m max (20' 4" x 11' 8") to include recess beneath staircase, wood effect floor, perfect niche for dining table and chairs in front of radiator beneath double glazed window to front, further radiator, window and glazed door to

#### Kitchen

3.53m x 2.09m (11' 7" x 6' 10") white gloss fronted base cupboards and drawers, matching eye level units, wine rack and integrated fridge/freezer, work surfaces with inset stainless steel sink and drainer with mixer tap, Zanussi stainless steel extractor hood above 4-ring gas hob and electric double oven beneath, space and plumbing for slimline dishwasher and washing machine, wall tiling, double glazed window beside double doors door to garden

### First Floor

#### Landing

2.78m x 1.76m (9' 1" x 5' 9") plus built-in shelved cupboard, trap to loft

#### Bedroom 1

3.55m x 2.79m (11' 8" x 9' 2") plus built-in double wardrobe, radiator beneath double glazed window to rear

#### Bedroom 2

3.55m max x 2.58m max (11' 8" x 8' 6") plus built-in wardrobe, radiator beneath double glazed window to front with fitted blind

#### Re-Appointed Bathroom

2.06m x 1.64m (6' 9" x 5' 5") white tiled panelled bath having mixer tap and separate shower over with glazed screen, low level wc with concealed cistern, wash basin with mixer tap and cupboard beneath, fully tiled walls, ceramic floor tiling, chrome heated towel rail, Xpelair extractor fan, downlights, LED backed mirror

### Outside

#### Front Garden

paved providing off road parking space

### Rear Garden

9.01m x 4m (29' 7" x 13' 1") full width terrace with matching pathway to further terrace at far end, low maintenance with artificial lawn, water tap, outside power points and gate to far end providing pedestrian access

### Additional Information

#### Council Tax

London Borough of Bromley band D