



£1,100,000  
St James's Avenue  
BR3

CURRAN & PINNER

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# St James's Avenue

BR3

- 4 Bedrooms
- 2 Bathrooms
- Off Street Parking
- Garage
- No Onward Chain





A rarely available unique and truly stunning 4 bedroom detached house offering a superb opportunity for a family seeking spacious living accommodation whilst benefiting from the peaceful surroundings and within the sought after Balgowan School catchment area.

The ground floor comprises, front door opening into a light filled full length hall with feature open fireplace leading to two large front and rear reception rooms, both benefiting feature fireplaces and solid English oak flooring, the dining room leads to a conservatory with patio doors opening onto a beautiful mature garden.

The large breakfast room leads to the kitchen, utility room, shower room with W.C and door to garden. To the first floor there are 4 double bedrooms all of a great size and a luxury 5 piece bathroom finished with Travertine marble tiles to wall and floor.

Finishing this stunning property that offers so much scope and potential is a large secluded landscaped garden including off street parking accessed via double gates to side leading to off street parking, detached garage and additional land.

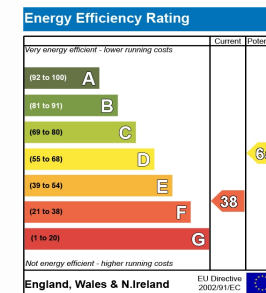


You are within strolling distance of Beckenham High Street with the Cinema, restaurants, bars and all other amenities on offer, also within easy reach of Clock House and Beckenham Junction stations.

In our opinion this property is a truly superb family home ideally suited to the growing or existing family seeking extended living space. Offered to market with no onward chain.



Reception Room 4.69m x 4.26m (15' 5" x 14')  
 Reception Room 2 4.69m x 4.18m (15' 5" x 13' 9")  
 Reception Room 3 3.78m x 3.21m (12' 5" x 10' 6")  
 Utility Room 2.17m x 1.90m (7' 1" x 6' 3")  
 Conservatory 4.09m x 2.82m (13' 5" x 9' 3")  
 Kitchen 3.77m x 2.82m (12' 4" x 9' 3")  
 Master Bedroom 4.71m x 4.29m (15' 5" x 14' 1")  
 Bedroom 2 4.78m x 4.26m (15' 8" x 14')  
 Bedroom 3 3.80m x 3.17m (12' 6" x 10' 5")  
 Bedroom 4 3.22m x 2.72m (10' 7" x 8' 11")  
 Shower Room 2.08m x 1.89m (6' 10" x 6' 2")  
 Bathroom 2.86m x 2.72m (9' 5" x 8' 11")



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