
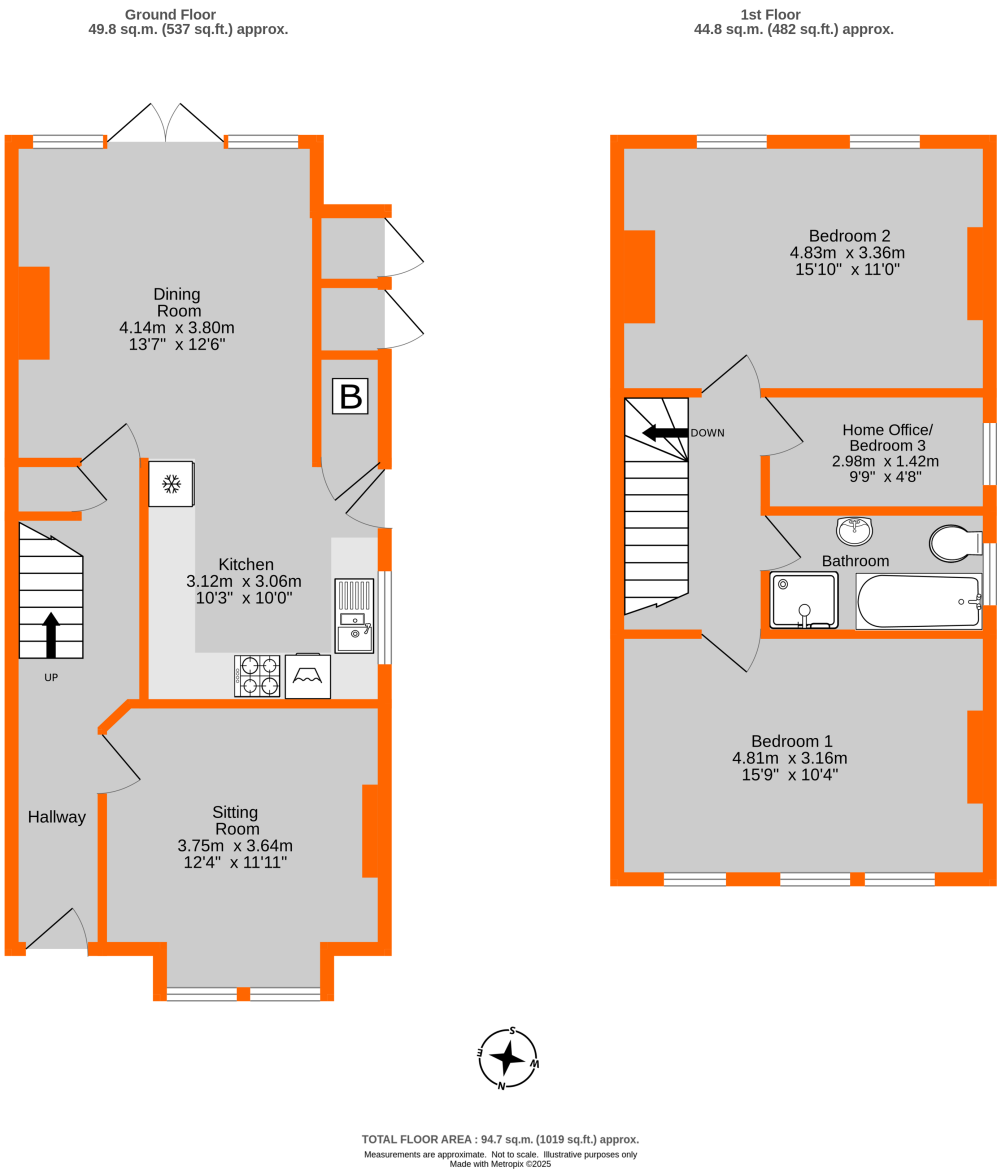


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 22 Chaffinch Road, Beckenham, Kent BR3 4LU

### Offers in Excess of £550,000 Freehold

- Victorian semi-detached house
- Two double bedrooms
- Bonus study room
- Refurbished five years ago
- Gas central heating & double glazing
- Large kitchen/dining room
- Minutes from Clock House Station
- Lovely 50' garden & terrace



## 22 Chaffinch Road, Beckenham, Kent BR3 4LU

Rarely available a refurbished halls adjoining two bedroom semi-detached Victorian period house offered chain free, ready for immediate occupation and having been completely renovated approximately five years ago. This spacious lovely home boasts sitting and dining rooms the latter with doors onto the garden and open to the tasteful re-fitted contemporary kitchen with integrated appliances. Upstairs are two double bedrooms with an additional bonus room which could be used as home office, nursery or occasional bedroom three and a re-modelled bathroom with shower. Benefits include gas radiator central heating with a renewed combination boiler, uPVC sealed unit double glazed replacement windows, fitted carpets, neutral light decoration throughout together with downlighter spotlights. Outside there is a 50' rear garden with terrace, shed and side access.

### Location

Chaffinch Road is a popular quiet road located almost 150m from Clock House Railway Station (services to Charing Cross with DLR connection at Lewisham for Canary Wharf) together with tramlink to Croydon/Wimbledon. Kent House Railway Station (services to Victoria) is about 0.3 of a mile away. The vibrant Beckenham High Street with its extensive shopping, bars, restaurants and cinema is 0.5 of a mile away passing The Spa Leisure Centre and library en route. There are schools and parks available within the vicinity.



### Ground Floor

#### Attractive Porchway Entrance

semi glazed door to

#### Entrance Hall

stairs to first floor, downlights, coved cornice, under stairs cupboard houses electric meter and renewed fuse box

#### Sitting Room

3.75m x 3.64m (12' 4" x 11' 11") windows to front, coved cornice

#### Dining Room

4.14m x 3.80m (13' 7" x 12' 6") glazed double doors and windows onto garden, coved cornice, open to

#### Kitchen

3.12m x 3.06m (10' 3" x 10' 0") re-fitted with contemporary units comprising base cupboards, drawers and wall cupboards, worktops with inset one and a half bowl sink unit with mixer tap, inset 4 ring gas hob, extractor over, oven under, integrated fridge/freezer, full size dishwasher and washing machine, deep drawers, tiled floor, pelmet lights, window

and semi-glazed door to outside, built-in walk-in storage cupboard houses renewed 'Ideal' combination boiler,

### First Floor

#### Landing

trap to loft

#### Bedroom 1

4.81m x 3.16m (15' 9" x 10' 4") windows to front, picture rail

#### Bedroom 2

4.83m x 3.36m (15' 10" x 11' 0") windows to rear

#### Home Office/Occasional Bedroom 3

2.98m x 1.42m (9' 9" x 4' 8") windows to side

#### Bathroom

white re-fitted suite of panel bath with mixer tap and hand spray, glazed shower, pedestal wash basin with mixer tap, toilet, chrome towel rail radiator, fully tiled walls and floor, window to side, extractor fan

### Outside

#### To the front

small area of front garden, side gated access to rear

#### Rear Garden

50' deep, paved full width terrace, laid to lawn, gravelled area, side access, two outside built-in storage cupboards and timber shed

#### Additional Information

Council Tax  
London Borough of Bromley - Band  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

Utilities  
MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile  
To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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