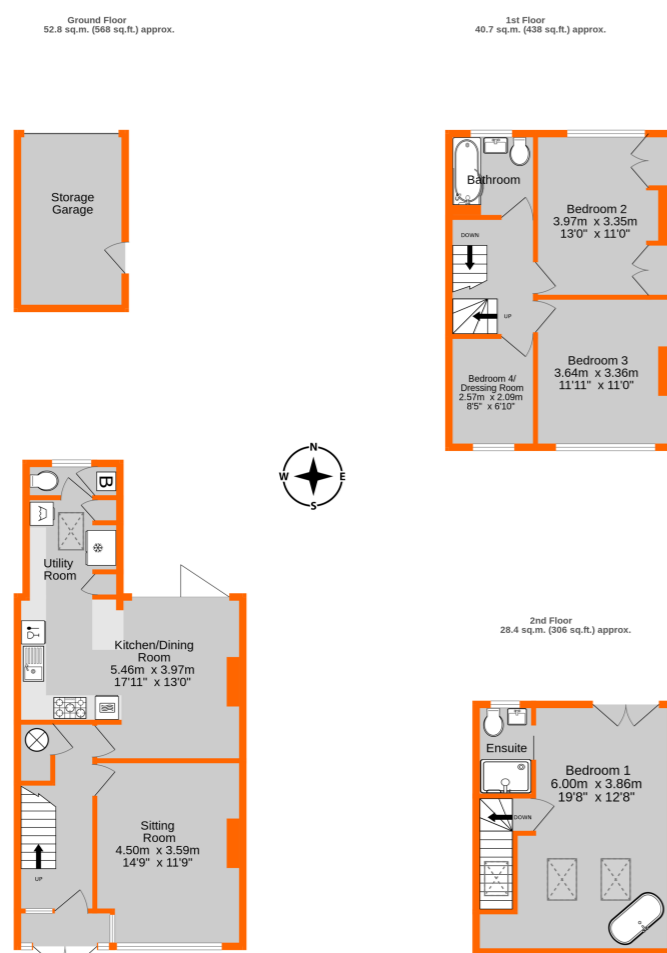




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		77
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Storage Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 121.9 sq.m. (1312 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

9 Lloyds Way, Beckenham, Kent BR3 3QT

**£750,000 Freehold**

- Extensively modernised & extended
- Four bedrooms
- Bathroom, shower room & cloakroom
- New double glazing & shutters
- Gas central heating & air conditioning
- Quiet popular location
- Open plan kitchen/dining room
- 70' rear garden & garage store

**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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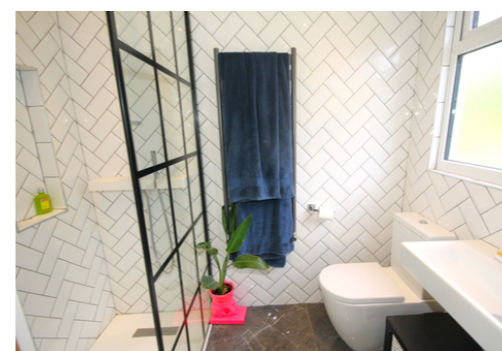
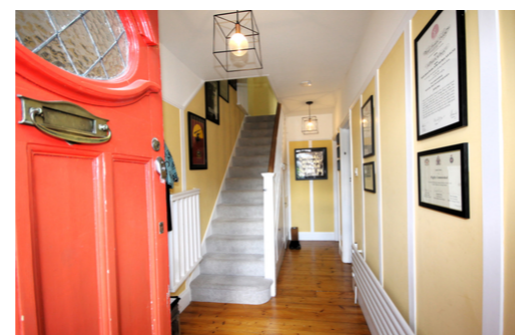


## 9 Lloyds Way, Beckenham, Kent BR3 3QT

This 1930's mid terrace home has been extensively modernised and extended by the current vendors and now presents fantastic family accommodation arranged over three floors. There are so many details to mention but this house has been re-wired and plumbed, a loft conversion with French balcony offers a light and airy fabulous air conditioned main bedroom with a freestanding bath to one corner as well as a lovely contemporary en-suite shower room. To the first floor are the three further bedrooms, the smallest currently used as a dressing room with open fronted wardrobe and storage and a re-modeled bathroom. From the hall is a sitting room with shutters and fireplace and dining room with bi-folding doors onto garden, bespoke LED lighting open onto the extended re-fitted kitchen with built-in appliances, utility area and cloakroom. Beautifully decorated throughout with fitted carpets, laminate floors some being Amtico as well as original stripped wooden floors and internal doors. Throughout this is a great really individual home having had a great deal of improvement works carried out and now ready for anyone to make a great new home making use of the garden with storage garage

### Location

A popular quiet road within a few hundred meters of the local shops and bus services along Upper Elmers End Road within a few hundred meters. Eden Park Station (London Bridge and Charing Cross) is within half a mile, whilst Beckenham Town Center is one mile away with its extensive shopping, bars, restaurants and cafes. The immediate area has sports clubs and grounds as well as schools for all ages within the vicinity.



### Ground Floor

#### Entrance Porch

sealed unit double glazed double doors and windows to

#### Entrance Hall

original front door with leaded light inset, stripped wooden floor, batten walls and plate rail, leaded light windows to front, stairs to first floor, with stairs cupboard, houses gas/electric meters and renewed fuse box together with hot water cylinder

#### Sitting Room

4.50m x 3.59m (14' 9" x 11' 9") windows to front with shutters, real flame gas fire with limestone surround and hearth, stripped wooden floor

#### Kitchen/Dining Room

5.46m x 3.97m (17' 11" x 13' 0") open plan and extended

DINING ROOM - tall bi-folding doors onto garden, LED ceiling feature light

KITCHEN - base cupboards and drawers, granite worktops, under counter sink unit with mixer tap, separate double ovens with slide away doors, AEG hob, extractor fan, partly tiled walls, slim line dishwasher, eye level microwave, downlights, open to

UTILITY AREA - vaulted ceiling and velux window, downlights, plumbing and space for washing machine with tumble dryer over, large surrounding American style fridge/freezer recess with cupboards, door to

#### Cloakroom

window to rear, toilet and in-built wash basin on cistern,

cupboard housing gas boiler, extractor fan, tiled floor

### Stairs to

### First floor

#### Landing

built-in book case, matching staircase to top floor

#### Bedroom 2

3.97m x 3.35m (13' 0" x 11' 0") windows to front, laminate floor

#### Bedroom 3

3.64m x 3.36m (11' 11" x 11' 0") windows to rear, laminate floor, fitted wardrobes to each chimney breast recess with drawers below

#### Bedroom 4

2.57m x 2.09m (8' 5" x 6' 10") currently used as a dressing room, open fronted fitted wardrobes with shelved and hanging space, window to front

### Bathroom

fully tiled walls and floor, white suite of shower bath, glazed screen, rain head shower, separate hand spray with mixer tap, wash basin and mixer tap, drawer below, toilet, window to rear, radiator/towel rail with secondary radiator, extractor fan, downlights

### Top Floor

#### Stairwell

with velux to front, flooded with natural light

#### Bedroom 1

6.00m x 3.86m (19' 8" x 12' 8") stripped wooden effect

laminate floor, two velux windows to front, recess, glazed double doors to French balcony, downlights, air conditioning a particular feature is the free standing polished and enameled re-modelled bath with separate mixer tap

### En-Suite Shower Room

walk-in double shower, glazed screen, rain head shower and hand spray, full length mirror, downlights, fully tiled walls (herringbone design) wall mounted wash basin with mixer tap, toilet, window to rear, extractor fan, heated towel rail/radiator, tiled floor, sliding concealed door

### Outside

#### To the Front

paved off street parking to the front, flower/shrub beds

#### Rear Garden

70' deep, full width paved terrace, outside lighting and heaters, tap, step down to remainder of garden, laid to lawn, flower/shrub beds, further paved area with raised vegetable beds at the bottom, rear gate access

### Detached Storage Garage

rebuilt in 2016 with rear vehicle access to the storage garage but the roller door entrance is too narrow for modern cars easily altered if so desired, great for storage with remote door to front, personal door to rear with power and light

### Council Tax

Band E