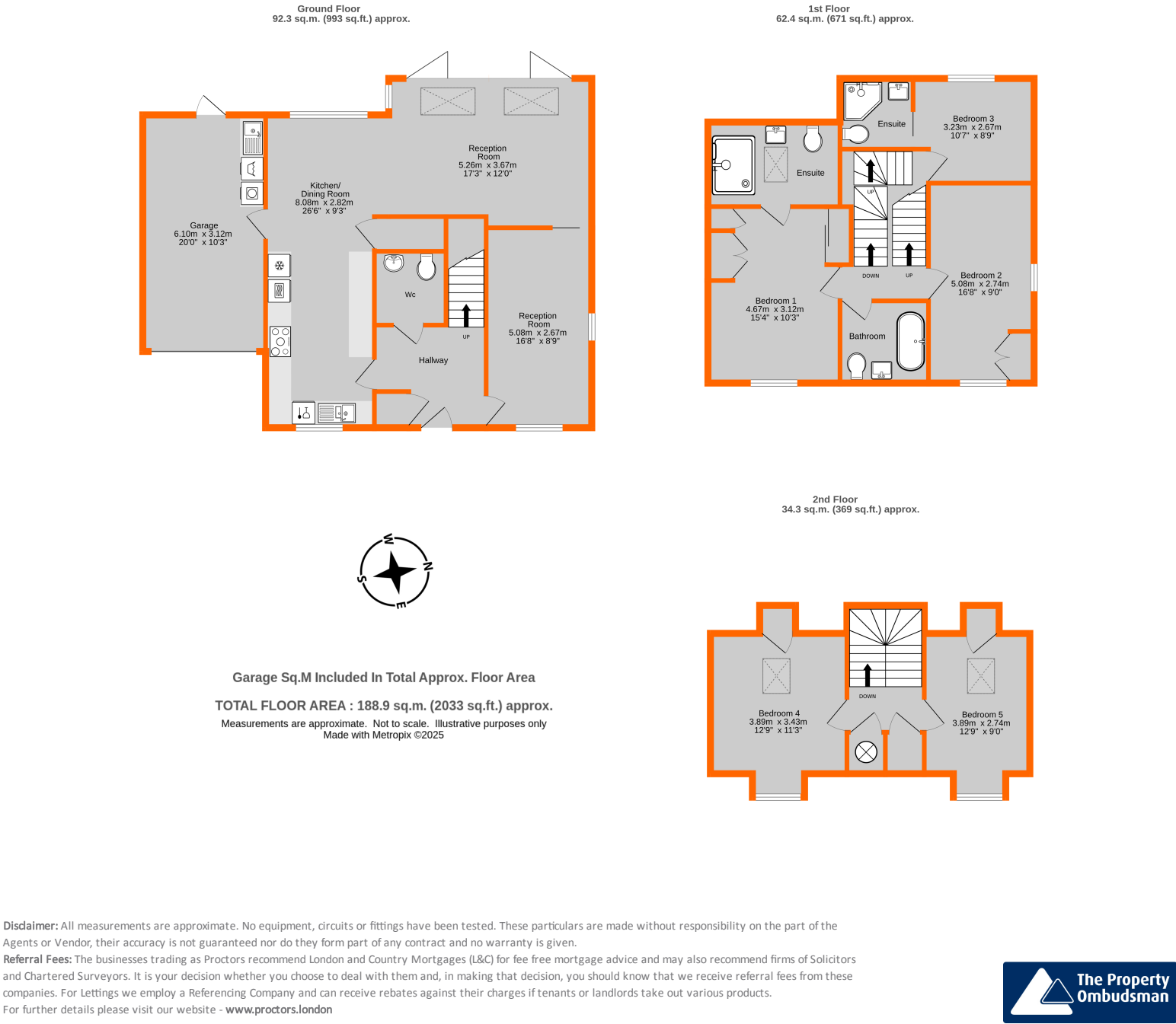


Viewing by appointment with our Beckenham Office - 020 8650 2000

## 3 Eversleigh Place, Beckenham BR3 1DF

### £1,150,000 Freehold

- Extended detached house
- Five double bedrooms
- Gated select development, west facing garden
- Three bathrooms, cloakroom
- Highest specification & fittings
- Great sought after location
- Stunning open plan living accommodation
- Convenient for schools & transport links





### 3 Eversleigh Place, Beckenham BR3 1DF

Built about 10 years ago and for sale for the first time, this immaculately presented house, having been extended by the current vendors, offers great family accommodation over 2000 sq ft arranged over three floors. The ground floor now flows from the reception hall and cloakroom, through the beautifully modern integrated kitchen/dining room which opens into the living area with vaulted ceiling and bi-folding doors onto the garden, a great entertaining space. There is a further dual aspect reception room which could be utilised for many different uses. To the two upper floors are five double bedrooms, luxurious contemporary styled sanitary ware to the two en-suite shower rooms and family bathroom, outside is drive parking, garage and walled gardens. Features include underfloor heating, solar paneling, electric and solar powered integral blinds to the velux windows and bi-fold doors, tiled and carpeted floors throughout

#### Location

Situated at the front of this small select private gated development just off the beginning of Worsley Bridge Road, opposite Worsley Bridge Primary grounds. Well located for transport links with New Beckenham Station (Charing Cross and London Bridge) the closest within 1/4 of a mile, a little further is Beckenham Junction Station (London Victoria and London Blackfriars) and tramlink to Croydon and Wimbledon. Beckenham High Street with its extensive shopping facilities, bars, restaurants and cinema is within 1/2 a mile, also within that distance is the beautiful Beckenham Place Park. There are bus services along both Worsley Bridge Road connecting all main towns.



#### Ground Floor

##### Entrance Hall

storage cupboard houses fuse box and solar panel and underfloor heating controls, tiled floor, stairs to first floor

##### Cloakroom

storage space, extractor fan, white suite of toilet, inset wash basin, tiled floor

##### Reception Room Two

5.26m x 3.67m (17' 3" x 12' 0") dual aspect windows to front and side, doors to reception one

##### Open Plan Kitchen/Dining Room

8.08m x 2.82m (26' 6" x 9' 3") bright and airy with windows to front and rear, modern white base and wall cupboards and deep drawers, composite stone worktops with risers, under counter one and a half bowl sink unit with 'Quooker' 4 option tap (boiling and cold water, sparkling and filtered drinking water) water softener, integrated appliances include fridge/freezer, double oven and dishwasher ceramic hob with extractor hood over, built-in under stairs cupboard, door to garage opening to

##### Reception Room One

5.08m x 2.67m (16' 8" x 8' 9") a fabulous, light space great for entertaining overlooking the gardens with a bank of bi-folding doors with integrated blinds, vaulted ceiling with velux windows, tiled floor

#### First Floor

##### Half Landing

access to

#### Bedroom 3

3.23m x 2.67m (10' 7" x 8' 9") windows to rear, high ceilings, door to

##### En-Suite

contemporary white suite, glazed and tiled corner shower with rain head shower, separate hand spray, wall mounted wash basin with mixer tap, drawers below, toilet, tiled walls and floor, window to rear, sliding concealed door

#### First Floor

##### Landing

stairs to top floor

#### Bedroom 1

4.67m x 3.12m (15' 4" x 10' 3") window to front, range of fitted wardrobes, door to

##### En-Suite Shower Room

luxuriously fitted, tiled floor and fully tiled walk-in glazed shower, wall mounted wash basin, toilet, velux to rear

#### Bedroom 2

5.08m x 2.74m (16' 8" x 9' 0") dual aspect windows to front and side, fitted double wardrobe

##### Family Bathroom

matching white suite comprising of panelled bath, wall mounted controls, part tiled walls and floor, wash basin inset to vanity surface with mixer tap, window to front

#### Top Floor

##### Landing

stairs access to eaves storage, built in tank

cupboard

#### Bedroom 4

3.89m x 3.43m (12' 9" x 11' 3") velux to rear, windows to front, eaves storage

#### Bedroom 5

3.89m x 2.74m (12' 9" x 9' 0") windows to front, velux to rear, eaves storage

#### Outside

##### To the front

flower and shrub borders, driveway parking for one car leads to

##### Attached Single Garage

6.10m x 3.12m (20' 0" x 10' 3") eaves loft storage, electric up and over roller door to front, doors to rear and kitchen utility area, wall mounted boiler, plumbing and space for washing machine

##### Garden

westerly facing, laid to lawn, tiled sun terrace, walled and fenced to boundaries, side gated access, an ideal blank canvas for someone wanting to put their own stamp on it

##### Council Tax

Band G