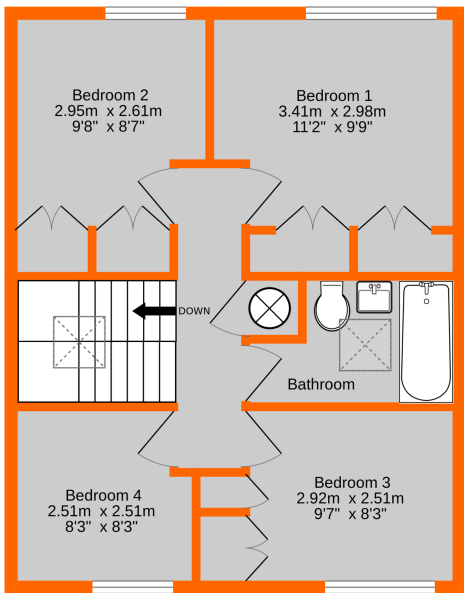
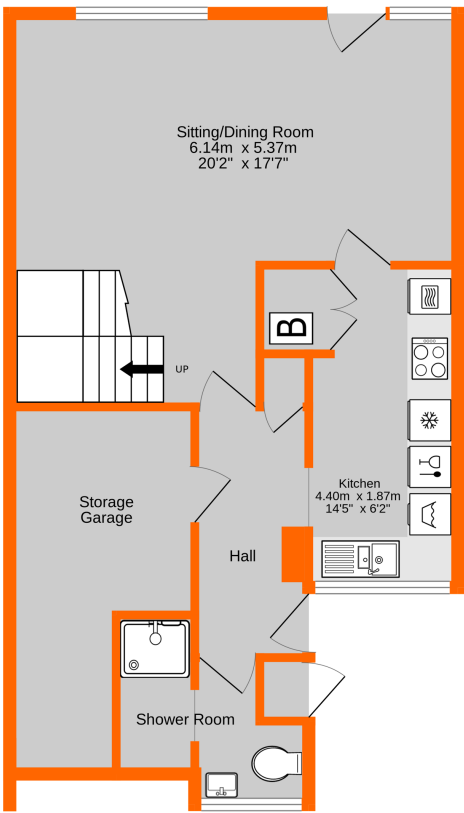


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
58.9 sq.m. (634 sq.ft.) approx.

1st Floor
48.1 sq.m. (518 sq.ft.) approx.



Integral Storage Garage Sq.M Includrd In Total Approx. Floor Area
TOTAL FLOOR AREA : 107.0 sq.m. (1151 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Mayfair Close, Beckenham, Kent BR3 5EL

£695,000 Freehold

- Modern end terrace house
- Four bedrooms
- Bathroom & cloakroom with shower
- Quiet central location
- Gas warm air central heating
- Open plan living accommodation
- Re-fitted kitchen
- Lovely secluded rear garden

5 Mayfair Close, Beckenham, Kent BR3 5EL

This modern home, tastefully modernised and decorated by the current vendors, who have installed a shower to the ground floor cloakroom. The kitchen has been re-fitted with stone counter tops and the bathroom has been re-modelled. Benefits include large sealed unit double glazed replacement windows together with skylights to the first floor flooding the house with natural light. There is gas fired warm air central heating via vents, original solid wooden parquet flooring to the ground floor with fitted carpets upstairs via the open tread staircase, outside there are gardens front and rear, landscaped and a particular feature together with off street drive parking for one car and the former garage now provides storage as it cannot accommodate a car

Location

Located in a very convenient, quiet central location, within quarter of a mile from Beckenham Junction Station (Victoria and London Bridge and Tramlink to Croydon and Wimbledon) and the High Street with its extensive shopping and social facilities, bars and restaurants. A little further and you have New Beckenham Station (Charing Cross, London Bridge and DLR connection at Lewisham) and Ravensbourne Station together with the beautiful Beckenham Place Park and there are schools for all ages within that vicinity.



Ground Floor

Entrance

replaced entrance door with glazed inserts and windows to

Entrance Hall

parquet woodblock flooring throughout, built-in coats cupboard, door to garage, warm air vent

Downstairs Shower Room/Cloakroom

tiled floor, partly tiled walls, fully tiled walk in shower with glazed folding screen, extractor fan, downlights (remote) radiator/towel rail, toilet, small wall mounted wash basin with mixer tap, window to front

Sitting/Dining Room

6.14m x 5.37m (20' 2" x 17' 7") 'L' shaped, parquet woodblock flooring, a great space for entertaining, open plan living with distinct sitting and dining areas, open tread return staircase to first floor, windows and glazed door onto rear garden

Kitchen

4.40m x 1.87m (14' 5" x 6' 2") remodelled, windows to front, composite stone worktops, partly tiled walls, base and wall cupboards, drawers, inset 5 ring induction hob, extractor hood over, separate double oven, cupboard houses gas fired warm air boiler, warm air vent, inset one and a half bowl sink unit with mixer tap, plumbing and space for washing machine and dishwasher, tiled floor, door to dining area

Staircase to

First Floor

Landing

opening skylight, shelved airing cupboard, housing replaced hot water cylinder

Bedroom 1

3.41m x 2.98m (11' 2" x 9' 9") window to rear, two double wardrobes

Bedroom 2

2.95m x 2.61m (9' 8" x 8' 7") window to front, range of wardrobes

Bedroom 3

2.92m x 2.51m (9' 7" x 8' 3") window to rear, two double wardrobes

Bedroom 4

2.51m x 2.51m (8' 3" x 8' 3") window to front

Bathroom

opening skylight, white suite of tiled panel bath with mixer tap, wall mounted tap and shower, pedestal wash basin, toilet, tiled floor, partly tiled walls, under floor heating

Outside

Driveway

space for one car

Former Garage

used for storage, renewed fuse box, power and light

To the Front

area of front garden, cherry tree, flower/shrub beds, bin store

Rear Garden

gated front and rear side access, easy maintenance, sunny east facing, lawn, flower/shrub beds, paved sun terrace, maintenance free uPVC cladding

Agents Note

Council Tax
London Borough of Bromley - Band E
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage