

UNDER OFFER

OIEO £675,000

40 Derrick Road, Beckenham, Kent, BR3 3QQ



A wonderful and well presented three bedroom family home with off street parking for two cars and double garage. Located within easy reach of Beckenham High Street and Elmers End station and amenities.

Situated on a quiet tree lined residential road, this three bedroom house offers an ideal setting for a family, with many amenities a short walk away.

The property offers two receptions downstairs, with a warm front reception including a gas fireplace, while the back reception has wooden floors and patio doors leading onto a south west facing garden, which is also accessible via a recently installed modern kitchen. The attractive garden is well presented with a small patio area and benefits from a double garage with electric doors to the rear.

Upstairs offers a modern and fresh bathroom with a spacious walk in shower and three bedrooms, including two double bedrooms and a large single bedroom.

The property also benefits from a well serviced combi boiler, double glazing and off street parking for two cars, with an array of shops, parks, schools and transport links which are within easy reach from this well looked after family home.

- Three bedrooms
- Two receptions
- Modern kitchen
- Modern bathroom
- South facing garden
- Double garage
- Off street parking
- Fantastic amenities





Derrick Road, Beckenham, BR3

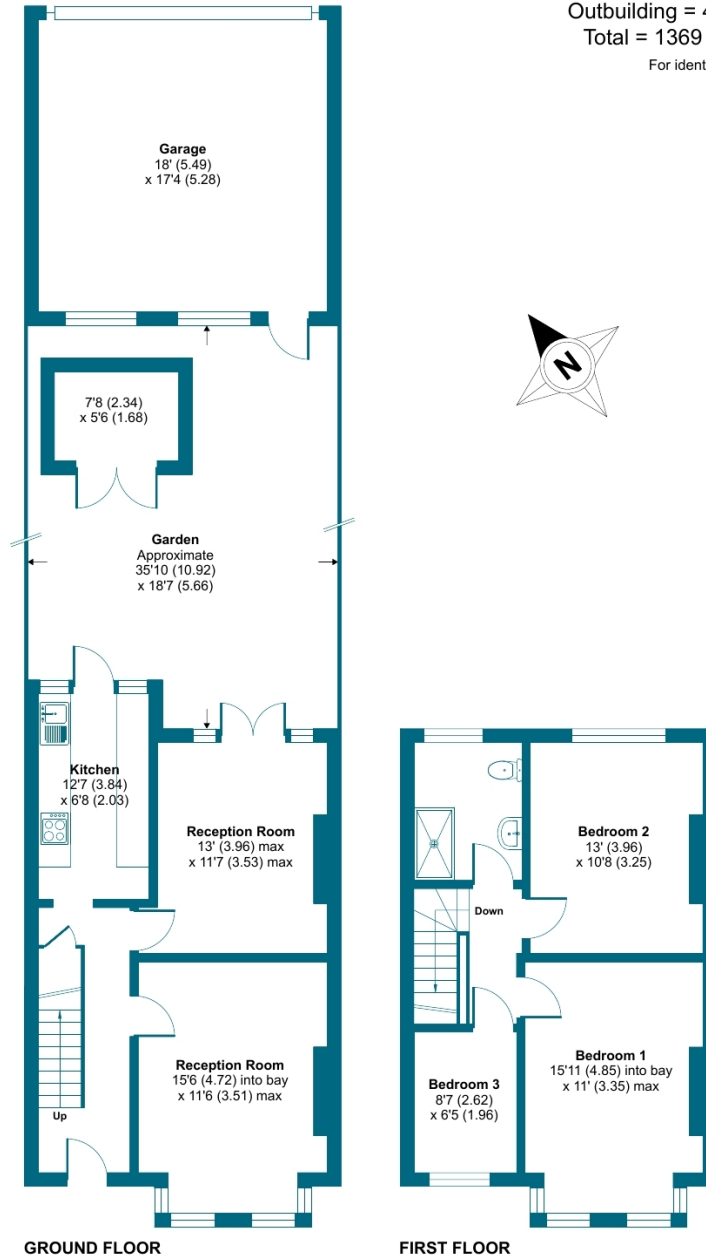
Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 321 sq ft / 29.8 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Grafton Estate Agents. REF: 1109686

