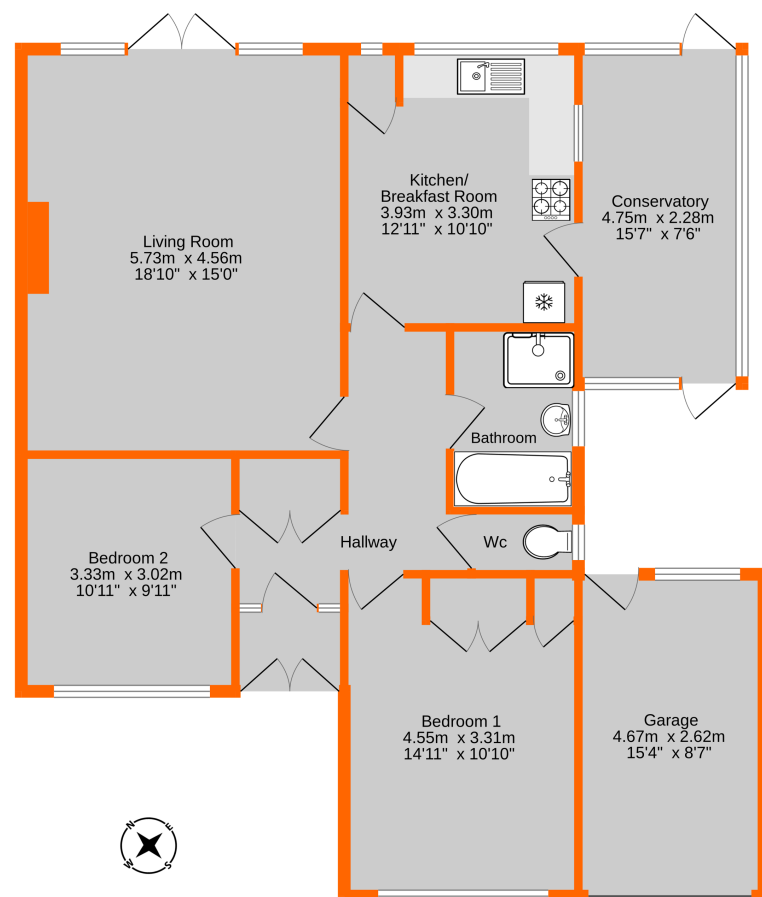


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		68
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		68
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 103.4 sq.m. (1113 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
 TOTAL FLOOR AREA : 91.4 sq.m. (984 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metroplex ©2024

**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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Viewing by appointment with our Beckenham Office - 020 8650 2000

251 Elmers End Road, Beckenham, Kent, BR3 4EJ

**£575,000 Freehold**

- Two bedrooms
- Bathroom & separate toilet
- Garage & driveway
- Kitchen/breakfast room
- uPVC double glazing and central heating
- Living room
- Beautiful rear garden
- Chain free



## 251 Elmers End Road, Beckenham, Kent BR3 4EJ

This attractive chain free 1930's built detached bungalow is situated opposite the 125 acre South Norwood Country Park with its lake, wild flower meadow and children's playground. The property which offers two double bedrooms has a spacious living room with doors onto the delightful rear garden which has patio and lawn areas, there is also a spacious kitchen/breakfast room with door onto the uPVC double glazed conservatory. The bathroom with white suite and separate toilet complete the accommodation. There is a garage to side and driveway providing off street parking. There is potential to convert the loft into living accommodation subject to obtaining the usual planning consents

### Location

This bungalow is located opposite South Norwood Country Park about 0.1 of a mile from Elmers End Railway Station with trains to London Bridge and Charing Cross along with DLR connection at Lewisham for Canary Wharf, there is also the tram link service to Croydon and Wimbledon. There is a Tesco Supermarket just beyond the station. Beckenham High Street with its array of coffee shops, bars, restaurants and shops is 1.2 miles away.



### Ground Floor

#### Entrance Porch

covered front door to

#### Entrance Lobby

obscure windows and door to

#### Entrance Hall

'L'- shaped, built-in double coats cupboard, access to loft, double radiator

#### Living Room

5.73m x 4.56m (18' 10" x 15' 0") windows and uPVC double glazed doors to garden, tiled fireplace with electric fire, woodblock flooring, two double radiators

#### Conservatory

4.75m x 2.28m (15' 7" x 7' 6") uPVC double glazed windows to three sides, uPVC double glazed doors to front and rear, ceramic tiled floor

### Bedroom 1

4.55m x 3.31m (14' 11" x 10' 10") leaded light windows to front, fitted wardrobes to one wall, coving, double radiator

### Bedroom 2

3.33m x 3.02m (10' 11" x 9' 11") leaded light windows to front, coving, radiator

### Bathroom

obscure windows to side, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, shower cubicle, wash basin with mixer tap and cupboards under, ceramic tiled floor, chrome heated towel rail, extractor fan

### Toilet

obscure leaded light double glazed windows to side, white toilet, ceramic tiled floor, double radiator

### Kitchen/Breakfast Room

3.93m x 3.30m (12' 11" x 10' 10") leaded light windows to rear and side, door to conservatory, fitted with a range of units comprising inset single drainer stainless steel sink with mixer tap and cupboards under, worktops to two walls with cupboards and drawers under, original built-in larder, serving hatch to living room, half tiled walls, ceramic tiled floor, double radiator, plumbing and space for washing machine, cooker and fridge/freezer

### Outside

#### Garden

10.88m x 12.72m (35' 8" x 41' 9") paved patio area, lawn with deep flower and shrub borders, side access

#### Garage

up and over door to front, personal door to rear, gas and electric meters, driveway providing off street parking