

Viewing by appointment with our Beckenham Office - 020 8650 2000

13 Monivea Road, Beckenham BR3 1HJ

£850,000 Freehold

- Extended period semi-detached house
- Lovely bathroom and shower room
- Extended kitchen/breakfast room
- Tucked away convenient location
- Three double bedrooms
- Landscaped gardens and garage
- Two interconnecting receptions
- Wealth of character, sympathetically modernised

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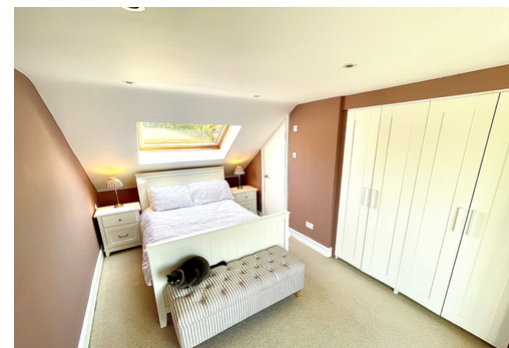


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This attractive extended Victorian house halls adjoining, updated throughout, offers well presented accommodation over three floors. The main bedroom, with en-suite shower and Juliette balcony with views, is on the top floor, to the first floor are two further double bedrooms and a newly remodelled spacious family bathroom. To the ground floor are two interconnecting reception rooms and a refitted kitchen/dining room extended into the side return with a glass roof and double doors onto the garden. Benefits include replacement double glazed windows throughout, gas-fired radiator central heating with a renewed combination boiler and Victorian style radiators, cast iron fireplaces, stripped wooden and carpeted floors. There are lovely landscaped gardens front and rear together with a garage.

Location

Located in an unmade no-through road tucked away within 1/2 mile of New Beckenham (London Bridge/Waterloo/Charing Cross/Cannon Street) and Beckenham Junction stations (Victoria/Blackfriars with Tramlink services to Croydon/Wimbledon), shopping, bars and restaurants, cinema, numerous gyms and leisure centre. Bus services run along Blakeney Road and the area is well served by schools for all ages, as well as extensive parks



Ground Floor

Recessed Entry Porch

front door with stained glass panels

Entrance Hall

stripped wooden floor, carpeted stairs to first floor, doors to both reception rooms

Through Living Room

both reception rooms have doors to the hall and are interconnecting by an opening and are laid out as follows

Sitting Room

3.40m x 3.28m (11' 2" x 10' 9") square bay to front with made to measure full height split shutters and double glazed sash windows, cast iron fireplace with slate hearth and tiled slips, coved cornicing, stripped wooden floor

Family Room

3.63m x 3.40m (11' 11" x 11' 2") frosted glazed panels to staircase, opening to kitchen and under stairs storage, cast iron fireplace with tiled slips, fitted base cupboards and book shelves, slate hearth and wooden surround, stripped wooden floor

Kitchen/Dining Room

4.47m x 4.37m (14' 8" x 14' 4") lovely, light and spacious room having been extended to the side with a glazed pitched roof, high level windows to side and rear together with double glazed French doors onto the rear garden. kitchen units comprise of wall and base cupboards, drawers, granite work surfaces with stainless steel under counter sink with mixer tap, window to rear, Smeg stainless steel gas range oven

with 5 burners, stainless steel splashback, canopy extractor hood over, plumbing and space for dishwasher, washing machine and fridge/freezer, ceramic tiled floor with underfloor heating, high level shelf ideal for cookery books

First Floor

First Floor Landing

stairs to second floor

Re-modelled Family Bathroom

3.10m x 2.77m (10' 2" x 9' 1") newly refurbished and spacious with lovely white suite of enclosed panel steel bath with mixer tap and separate shower over with large rain head shower, separate hand spray, glazed screen, pedestal wash basin, toilet, tiled walls, lovely tessalated tiled floor, radiator/towel rail, built-in storage cupboard houses replaced Worcester Bosch gas fired combination boiler

Bedroom 2

4.44m x 3.40m (14' 7" x 11' 2") double glazed sash windows to front, cast iron fireplace, and range of custom built full height wardrobes and shelving

Bedroom 3

3.38m x 2.77m (11' 1" x 9' 1") double glazed sash window to rear, cast iron fireplace

Second Floor

Second Floor Landing

window to rear

Main Bedroom

5.23m x 2.62m (17' 2" x 8' 7") glazed doors and windows to rear with views from the Juliette balcony,

Velux window to front, in built wardrobes, eaves storage, door to

En-Suite Shower Room

fully tiled, glaze fronted double shower, toilet with concealed cistern, vanity unit with cupboards under and wash basin with mixer tap over, tiled floor, Velux window to front

Outside

Rear Garden

virtually south facing, approximately 38' deep, a particular feature recently laid shaped lawn, shrub beds, specimen trees, sand store, paved terrace area, outside lighting and tap, gated side access to front, area of planted front garden

Garage

detached pre-cast single garage with up and over door to front located opposite the front of the house, on street unrestricted parking

Additional Information

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
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