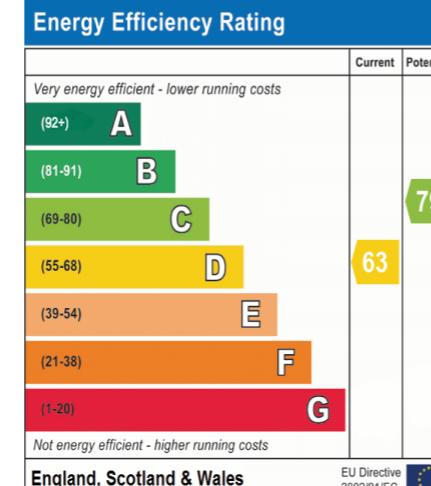
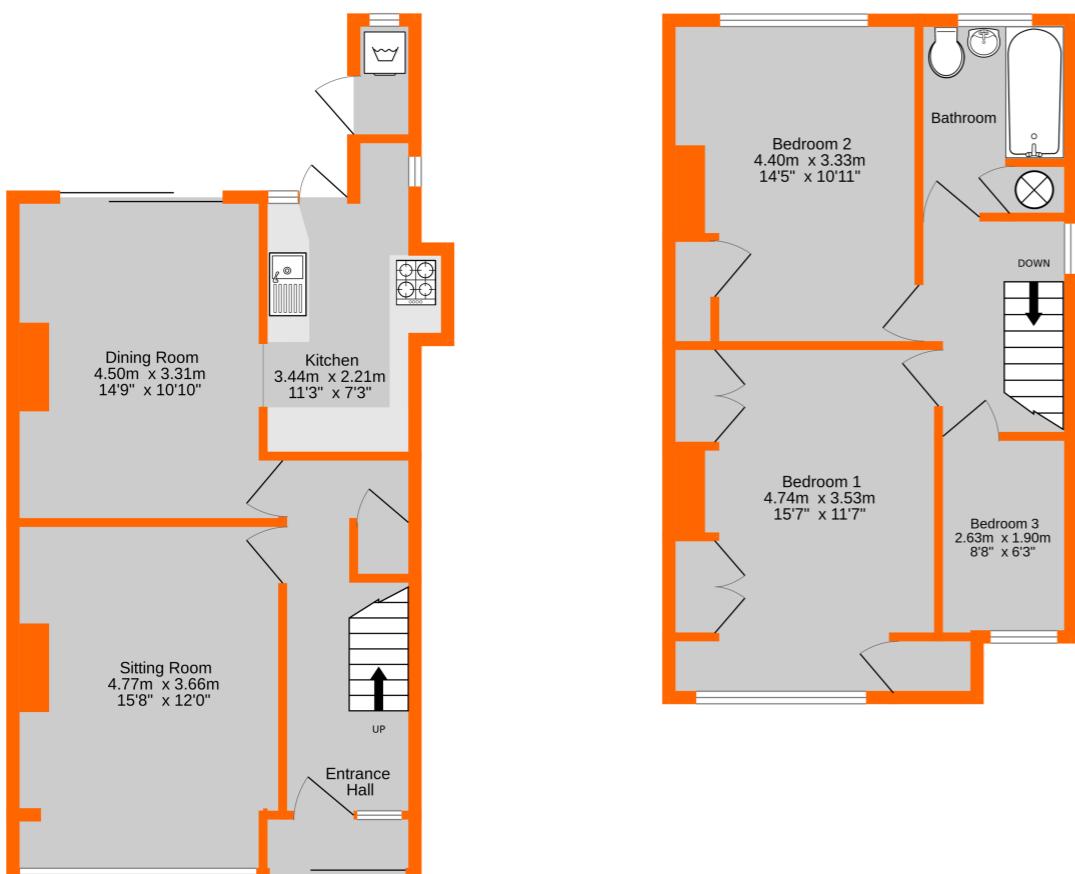
Ground Floor  
51.5 sq.m. (554 sq.ft.) approx.1st Floor  
48.0 sq.m. (516 sq.ft.) approx.

TOTAL FLOOR AREA : 99.4 sq.m. (1070 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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 Park Langley Office - 020 8658 5588

45 Broomfield Road, Beckenham, Kent BR3 3QB

**£650,000 Freehold**

- Offered to the market 'Chain Free'
- Requiring modernisation throughout
- Three bedrooms plus family bathroom
- Separate sitting room to front
- Attractive gable fronted end of terrace
- Potential to create off street parking
- Kitchen open plan to dining room
- Garage to far end of rear garden

## 45 Broomfield Road, Beckenham, Kent BR3 3QB

Following long term ownership, this desirable gable fronted end of terrace home now comes to the market, offering a wonderful opportunity for a new family to enjoy the attractive surroundings this location provides. The property requires modernisation throughout, giving buyers the chance to create a home tailored to their own tastes. Retaining the traditional layout typical of a 1930s design but with a slight reconfiguration to access the kitchen via the rear reception room. Excellent local amenities, including shops, transport links and well regarded schools, further enhance the appeal. Viewing is highly recommended - please contact the PARK LANGLEY OFFICE to arrange an appointment.

### Location

Broomfield Road is a quiet turning off Eden Park Avenue, ideally positioned for Eden Park High School a short distance away in Balmoral Avenue, with Harris Academy and Langley Park Schools also in the vicinity plus Balgowan and Marian Vian Primaries. Local shops and restaurants can be found on Croydon Road and from Elmers End Station there are trains to central London, with DLR connection at Lewisham as well as trams to Croydon and Wimbledon. Beckenham High Street is about a mile away and Tesco superstore is about half a mile away. Bus routes are available on Croydon Road to Beckenham Junction, Eden Park, Shortlands and Clockhouse stations.



### Ground Floor

#### Enclosed Porch

with sliding patio door and quarry tiled step

#### Entrance Hall

4.94m max x 1.77m max (16'2" x 5'10") includes understairs cupboard housing fuses and electric meter, radiator, window beside and above hardwood front door with leaded light glazed insert

#### Sitting Room

4.77m x 3.66m max (15'8" x 12'0") fitted unit with shelving beside chimney breast, radiator, double glazed window to front

#### Dining Room

4.5m x 3.31m max (14'9" x 10'10") plus recess by door, radiator, double glazed patio door to rear with windows above, wide arched opening to kitchen

#### Kitchen

3.44m x 2.21m (11'3" x 7'3") plus recess with cooker and original larder cupboard with window to side now providing space for upright fridge/freezer, base cupboards and drawers plus eye level units including display cabinets and display shelving, work surfaces with inset 1½ bowl single drainer stainless steel sink with mixer tap, slimline dishwasher, and stainless steel extractor hood above above space for cooker, radiator, wall tiling, double glazed windows beside and above door to garden

#### Outside

#### Front Garden

brick wall with gated access, shingle area beside central path to front door

### First Floor

#### Landing

3.13m max x 2.13m max (10'3" x 7'0") window to side, hatch to loft

#### Bedroom 1

4.74m x 3.53m max (15'7" x 11'7") includes fitted wardrobes either side of chimney breast with locker cupboards above and original eaves cupboard to front gable, radiator beneath double glazed window to front

#### Bedroom 2

4.4m x 3.33m max (14'5" x 10'11") includes fitted shallow wardrobe with cupboard above, radiator, double glazed window to rear

#### Bedroom 3

2.63m x 1.9m (8'8" x 6'3") radiator, double glazed window to front

#### Family Bathroom

2.56m x 2.12m (8'5" x 6'11") includes airing cupboard housing hot water cylinder and Worcester gas boiler with locker cupboard above, white bath with mixer tap and shower attachment having glazed folding screen over, pedestal wash basin, low level wc, radiator, wall tiling, double glazed window to rear