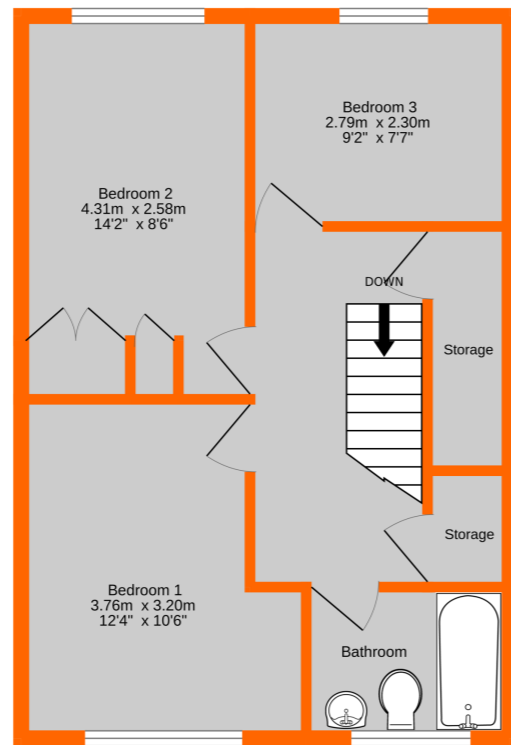
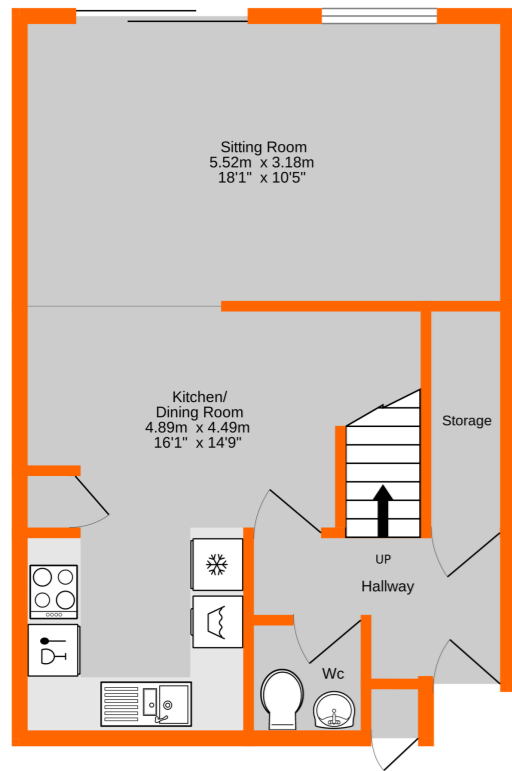


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor  
44.4 sq.m. (478 sq.ft.) approx.

1st Floor  
45.1 sq.m. (485 sq.ft.) approx.



Total Approx. Floor Area Includes Over 6 Sq.M Of Storage Areas  
**TOTAL FLOOR AREA : 89.5 sq.m. (963 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

33 Nettlestead Close, Beckenham, Kent BR3 1LX

**£575,000 Freehold**

- Modern terraced house
- Three bedrooms
- Remodelled bathroom & cloakroom
- Fitted kitchen/dining room
- Double glazed & centrally heated
- Residents permit parking
- South facing garden
- Ample storage

**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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## 33 Nettlestead Close, Beckenham, Kent BR3 1LX

Occupying a great central location this delightful, neutrally decorated house offers sociable open plan style ground floor accommodation with fitted kitchen/dining room opening to a bright full width south facing sitting room with doors onto private rear garden with a lovely open outlook. There are three generous by proportioned bedrooms, huge walk-in storage cupboards to both floors and a useful loft as well as a ground floor cloakroom, fitted carpets are included together with a front garden and residents permit parking.

### Location

Centrally located Nettlestead Close is found off Copers Cope Road near to the junction with Bridge Road, within half a mile from both New Beckenham Station (London Bridge & Charing Cross with DLR connection at Lewisham) & Beckenham Junction Station (London Victoria and tram link to Croydon and Wimbledon), also within that distance is the beautiful Beckenham Place Park, Beckenham High Street with its extensive shopping, bars, cafes and restaurants as well as a cinema, Spa, Leisure Centre and Library and the area is well served by schools for all ages.



### Ground Floor

#### Recessed Porch

semi-glazed entrance door to metered cupboard

#### Entrance Hall

stairs to first floor, large walk-in storage cupboard with electricity

#### Cloakroom

white suite of toilet with concealed cistern, wall mounted wash basin with mixer tap, window to front

#### Kitchen/Dining Room

4.89m x 4.49m (16' 1" x 14' 9") kitchen area, fitted base and wall cupboards, drawers and worktops, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing and space for washing machine and dishwasher, ceramic hob, concealed extractor hood over, oven under, partly tiled walls, fridge/freezer recess, wall mounted Worcester gas fired combination boiler, coved cornice, under stairs

recess opening to dining area, window to front

#### Sitting Room

5.52m x 3.18m (18' 1" x 10' 5") full height picture window and glazed sliding doors onto garden

#### Stairs to

#### First Floor

#### Landing

dado rail, built-in shelved storage cupboard with further deep walk-in shelved storage cupboard with electric light, trap to loft

#### Bedroom 1

3.76m x 3.20m (12' 4" x 10' 6") window to rear, views toward Blakeney Avenue

#### Bedroom 2

4.31m x 2.58m (14' 2" x 8' 6") window to front

#### Bedroom 3

2.79m x 2.30m (9' 2" x 7' 7") window

to rear

#### Bathroom

white suite comprising panelled bath with mixer tap and hand spray, glazed screen, separate Aqualisa shower over, vanity unit with inset wash basin, cupboards below, toilet with concealed cistern, fully tiled walls, window to front

#### Outside

#### To Front

white picket fence to front boundary, pebbled to front with paved pathway

#### Rear Garden

virtually south facing, paved rear garden with timber decked area, rear gate access, a blank canvas ready for anyone to put their mark on it

#### Council Tax

Band D