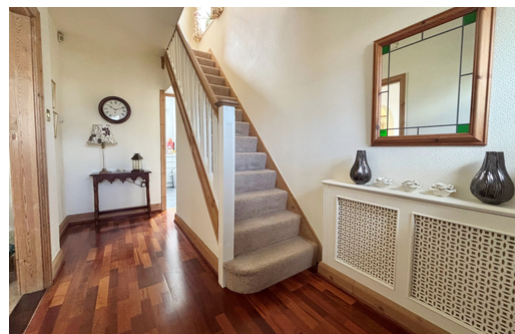


4 Crossways Road, Beckenham, Kent BR3 3JP

This beautifully maintained 1930s end of terrace house is ideally situated for a wide choice of highly regarded local schools, Eden Park station and Beckenham High Street. The property retains its traditional layout, offering versatile living space that works perfectly as is, while also lending itself to open-plan living if desired. The two reception rooms are already connected via a generous opening, creating a bright and spacious flow. The kitchen is finished in a modern design, complemented by a stylish family bathroom accessed from the spacious landing. The two main bedrooms benefit from fitted wardrobes, while the third bedroom offers the classic proportions of a traditional 1930s home. Outside, the low-maintenance rear garden enjoys a sought-after southerly aspect, making the most of the sunshine, with the added benefit of rear access.

Location

This property is ideally located for schools of all ages including Unicorn, Marian Vian, Langley Park, Harris Academy and Eden Park High. Local shops and Eden Park station (London Bridge/Charing Cross/Cannon Street and DLR connection at Lewisham) are within half a mile, as is the Harvington Estate playing fields with Crease and Kelsey Parks a little further. Beckenham Junction station (Victoria) and Beckenham High Street are just under a mile away.



Ground Floor

Enclosed Porch

via door with double glazing, matching windows beside and above, quarry tiled step

Entrance Hall

4.08m x 2.12m max (13' 5" x 6' 11") including downstairs cupboard, covered radiator, wood effect floor, windows either side of front door with matching glazed insert

Dining Room

3.99m max x 3.62m max (13' 1" x 11' 11") to include fitted base cupboards and glazed fronted shelved dressers either side of chimney breast, covered radiator set into bay beneath double glazed windows to front having plantation shutters, large opening to

Sitting Room

3.88m x 3.45m max (12' 9" x 11' 4") fireplace recess with wood mantle and surround, radiator, double glazed windows either side of matching door to rear garden

Kitchen

2.7m x 2.12m (8' 10" x 6' 11") beautifully appointed with gloss front base cupboards and drawers plus matching eye level units, work surfaces with matching splashback, inset stainless steel 1½ bowl sink with mixer tap, inset 5-ring AEG gas hob with extractor fan above and Zanussi electric cooker beneath, undercounter fridge, radiator, double glazed window to rear and double glazed door to side

Covered Passageway/Utility

7.3m x 0.96m (23' 11" x 3' 2") power and light, plumbing for washing machine, space for freezer, high level wall mounted Vaillant combination boiler, door to front and door to rear

First Floor

Landing

2.96m max x 2.28m max (9' 9" x 7' 6") to include stairwell, double glazed window to side, trap to loft

Bedroom 1

4.12m max x 3.31m max (13' 6" x 10' 10") to include fitted base cupboards, wardrobe and locker cupboards, covered radiator set into bay with double glazed window to front having plantation shutters

Bedroom 2

3.92m x 3.35m max (12' 10" x 11' 0") to include fitted double wardrobe either side of chimney breast with locker cupboards above, radiator beneath double glazed window to rear

Bedroom 3

2.62m max x 2.33m (8' 7" x 7' 8") radiator beneath double glazed window to front with plantation shutter

Family Bathroom

2.24m x 1.92m (7' 4" x 6' 4") well appointed having central door into room, white panelled bath with mixer tap and shower spray attachment to one side, shower cubicle to other with fixed overhead shower and glazed folding door, low level wc, pedestal wash basin, fully tiled walls, ceramic floor tiling, chrome heated towel rail, downlights, extractor fan, double glazed windows to rear

Outside

Front Garden

landscaped with planted areas having brick pavior pathway to front door

Rear Garden

full width paved terrace with central pathway having artificial lawn either side leading to far end, shingled with timber shed, greenhouse and gated access to rear

Additional Information

Council Tax

London Borough of Bromley - Band D
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
checker.ofcom.org.uk/en-gb/mobile-coverage