



£645,000
Birkbeck Road
BR3

CURRAN & PINNER

0208 313 6868
bromley@curranpinner.co.uk



Birkbeck Road

BR3

- Semi Detached House
- 3 Bedrooms
- No Chain
- Off Street Parking
- Garden





A delightful 3 double bedroom Semi Detached period property set over 3 floors and offering 128m² of accommodation, setting it apart from other offerings in this sought after neighbourhood and offered Chain Free.

The property is ideally suited to the growing or established family or to those who work from home or care for family members, such is the volume of living space on offer.

For those with a need to commute the property is ideally located for Birkbeck, Clockhouse and Kent House Railway Stations with regular services to The City via London Bridge and Cannon Street and the West End via London Victoria. Avenue Road Tram Stop is just a short stroll away offering connections to Beckenham Junction and Croydon with further connections to Gatwick Airport and the South Coast. The property is also within a short walk of the 194 / 227 / 358 and N3 bus routes.

Beckenham Town Centre and Bromley Glades are within easy reach offering a comprehensive range of shopping, dining and recreational facilities including Churchfields Recreational Ground and the 125 acre South Norwood Country Park with wetlands, lake, pitch and putt and childrens playground.

Locally, Beckenham Road offers a number of amenities including The Spa Leisure Centre, Tesco Metro and Sainsburys superstore. Located within the catchment area of a number of local schools and nurseries including the reputable Harris Kent House and Stewart Fleming Pioneer Academy.



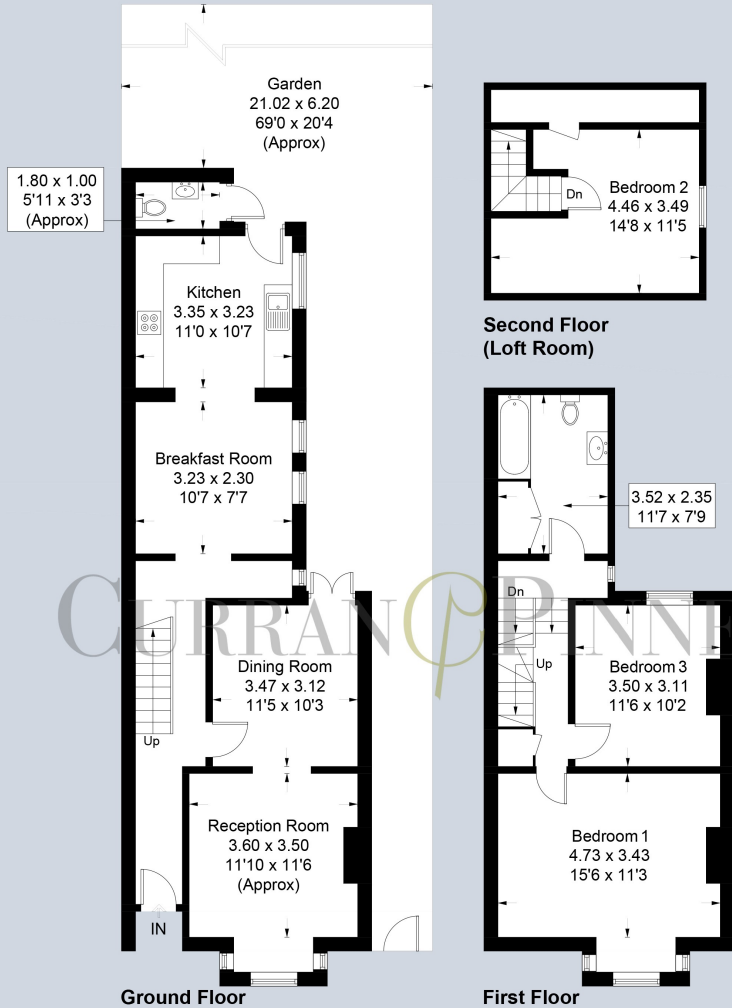
The entire property has been decorated and modernised in recent years and requires no further decoration. Offering all of the charm and character associated with properties of this era including a number of original features, are all too rare and demand and interest is expected to be instant and significant.

The ground floor offers a Reception Room with feature fireplace and Dining Room with patio doors leading to rear garden, the hallway leads to separate Breakfast Room and modern Kitchen to the rear with further access to garden with mature shrubs and benefits outside W/C.

The first floor offers 2 Double Bedrooms and well proportioned Family Bathroom, the 2nd floor incorporates another Double Bedroom and eve storge.

Further features include gas central heating, double glazing, driveway with off street parking and side gate leading to rear garden.

Tenure: Freehold Council Tax Band: D



- Reception Room 3.50m x 3.60m (11' 6" x 11' 10")
- Dining Room 3.12m x 3.47m (10' 3" x 11' 5")
- Kitchen 3.23m x 3.35m (10' 7" x 11' 0")
- Breakfast Room 2.30m x 3.23m (7' 7" x 10' 7")
- Bedroom 1 3.43m x 4.73m (11' 3" x 15' 6")
- Bedroom 2 3.49m x 4.46m (11' 5" x 14' 8")
- Bedroom 3 3.11m x 3.50m (10' 2" x 11' 6")
- Bathroom 2.35m x 3.52m (7' 9" x 11' 7")



Curran & Pinner

94 Beckenham Lane, Bromley, Kent, BR2 0DW

0208 313 6868

bromley@curranpinner.co.uk