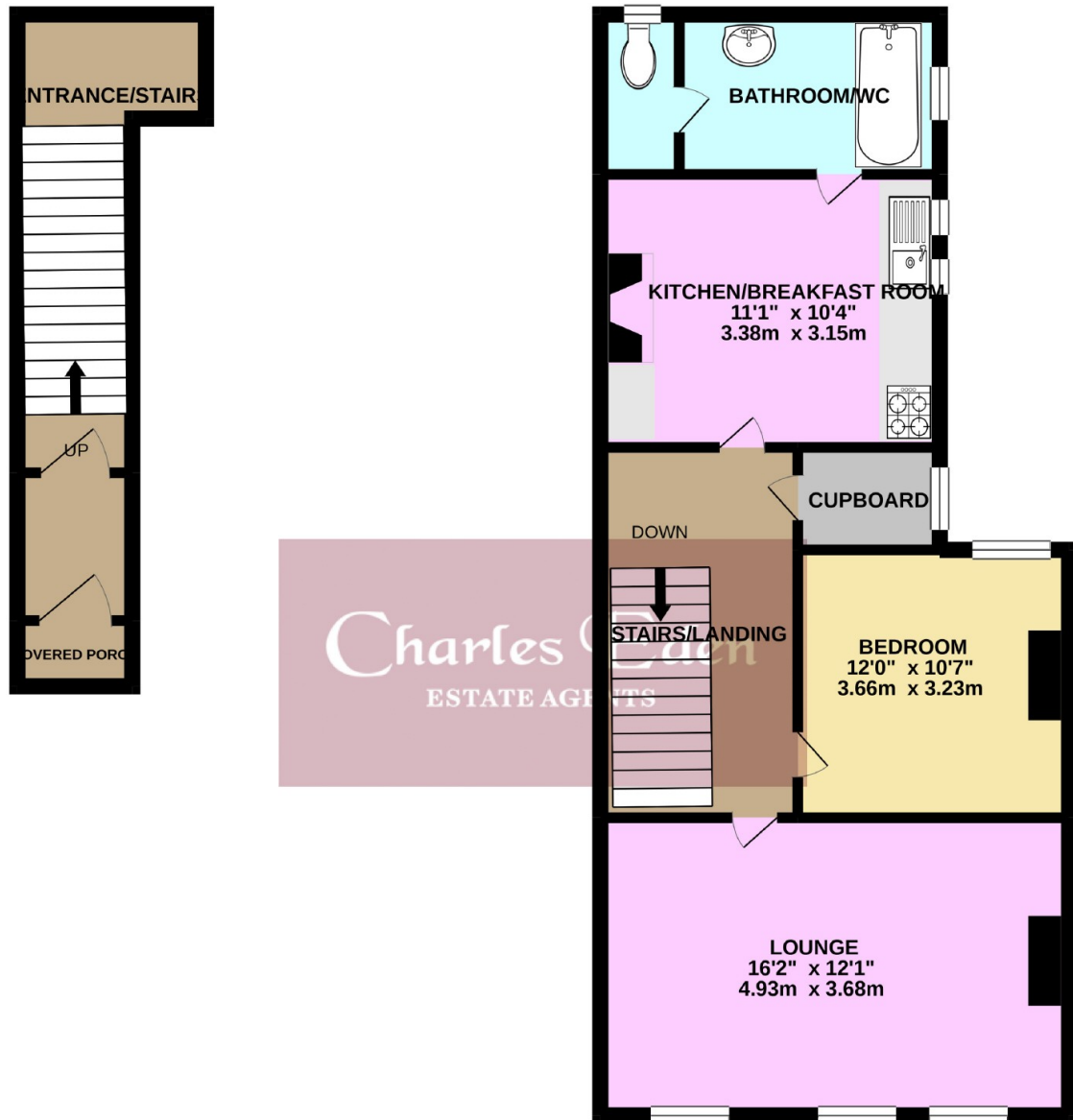


GROUND FLOOR

1ST FLOOR



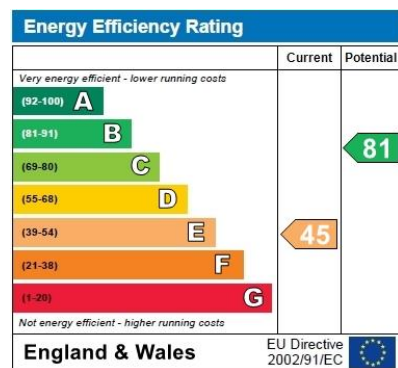
FLOOR AREA TAKEN FROM EPC

TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From our office proceed through the High Street to the war memorial roundabout at Croydon Road, continue straight across into Beckenham Road, passing Clock House Station on your left. After the station take the 2nd left into Churchfields Road and an immediate right into Blandford Road, the property can then be found on the left hand side.



**Blandford Road, Beckenham BR3 4NE**

**Offers in the region of £300,000 Leasehold**

This one double bedroom first floor flat is ideal for First Time Buyers and conveniently situated towards the Beckenham Road end of Blandford Road. Generous accommodation includes a 16ft Reception room and separate kitchen/ breakfast room as well as a bathroom and WC. No chain

FULL WALKTHROUGH VIDEO VIEW AVAILABLE - PLEASE RING TO REQUEST THE LINK



**020 8663 1964**  
**charleseden.co.uk**



Ideal for First Time Buyers this period one bedroom first floor flat has a bright and airy feel thanks to its large double glazed windows, notably 3 sash style units to the reception room and 2 to the kitchen / breakfast room. The bedroom is a double and the property further benefits from an attractive gallery style landing with a generous walk in storage cupboard as well as a bathroom and WC at the rear with white suite. The double glazing and central heating were installed in Autumn 2019. There are fitted carpets where mentioned and also sole access to the loft which although not owned by this flat has been informally used for storage and is accessed via a hatch and extending ladder from the landing.

Being towards the Beckenham Road end of Blandford Road the property is conveniently situated (0.2 mile) For Clock House railway station with its services to London Bridge, Waterloo & Charing Cross, whilst Avenue Road Tramlink Stop (also 0.2 mile) has regular trams to Beckenham Junction, Croydon and Wimbledon. Other local stations include Kent House (0.3 mile) for trains to London Victoria. Local shopping facilities may be found in Beckenham Road, whilst the more comprehensive amenities of Beckenham High Street are approximately two-thirds of a mile. Bromley town centre is around 3 miles.

No Chain

- **DOUBLE BED 1ST FLR FLAT**
- **16FT RECEPTION ROOM**
- **KITCHEN/ BRKFST ROOM**
- **DOUBLE GLAZING + GAS CH**
- **CLOSE TO STATIONS**
- **NO CHAIN**
- **COUNCIL TAX C**
- **EPC RATING E**

#### **COMMUNAL ENTRANCE**

Serving just this property and the ground floor flat. There is a period style main door to the front and a further door leading into the flat

#### **ENTRANCE HALL**

Carpeted stairs lead up to:-

#### **FIRST FLOOR**

##### **LANDING**

A galleried effect to the landing with space beyond the stairs for a desk. Dado rails, radiator, walk in storage cupboard with double glazed window to side. Fitted carpet. There is also a hatch to the loft with extendable ladder which only this flat can access. So whilst not officially owned by this flat it has been used informally for storage.

##### **LOUNGE 16'2 X 12'1 (4.93m X 3.68m)**

Benefitting from 3 large double glazed sash style windows to the front. Coved ceiling, centre rose, radiator, fitted carpet.

##### **KITCHEN/ BREAKFAST ROOM 11'1 X 10'4 (3.38m X 3.15m)**

A bright room with 2 double glazed sash style windows to the side. Wall and base units, worksurfacing with inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine & slimline dishwasher, space for cooker with electric point and space for fridge/ freezer. Wall mounted "Worcester" gas fired boiler (not tested by Charles Eden) part tiling to walls, radiator to recess, vinyl flooring. Door to Bathroom.

##### **BEDROOM 12 x 10'7 (0.30m x 3.23m)**

Double glazed sash style window to rear. Radiator, fitted carpet

##### **BATHROOM**

Opaque double glazed window to side. White suite comprising panelled bath with mixer tap and shower attachment, screen, wash hand basin, part tiled walls, radiator, vinyl flooring. Door to:-

##### **WC**

Opaque double glazed window to rear, low level wc, radiator, part tiled walls, vinyl flooring

##### **WHITE GOODS**

We understand that white goods may be available by separate negotiation

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