

Beckenham/Bromley

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15 Ambleside Avenue, Beckenham, Kent, BR3 3RN

FREEHOLD

£500,000

This three bedroom mid-terrace home is ideally positioned on a sought-after residential road close to Beckenham, within easy reach of Eden Park Station, local shops and amenities plus fast bus links to Bromley, Beckenham and East Croydon. The property requires complete refurbishment throughout, offering an excellent opportunity for buyers looking to put their own stamp on a home or investors seeking a strong project. Inside, the accommodation comprises three bedrooms, bathroom, two reception rooms and kitchen. To the rear is a 60ft (approx.) garden, providing superb scope for landscaping or future extension potential (STPP). The front of the property also offers the potential for off-street parking (STPP). This is a fantastic chance to create a modern family home in a well-connected location.

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

- **THREE BEDROOMS**
  - **TWO RECEPTIONS**
  - **60' REAR GARDEN WITH SHED & GREENHOUSE**
  - **CLOSE TO STATION & EXCELLENT LOCAL SCHOOLS**
- **BATHROOM**
  - **KITCHEN**
  - **FRONT GARDEN THAT COULD PROVIDE OSP (STPP)**
  - **COMPLETE REFURBISHMENT REQUIRED**

**ENTRANCE HALL 15'6 x 5'8 (4.72m x 1.73m)**  
Hardwood front door with high level opaque glazed inserts and opaque glazed window to front. Coving, vinyl floor, under stair cupboard.

**KITCHEN 10'6 x 6'7 (3.20m x 2.01m)**  
Glazed window and door to rear. Range of wall and base units with work surfaces over, local tiling and stainless steel sink with drainer and wall mounted water heater. Space and plumbing for washing machine, space and point for gas cooker.

**LOUNGE 16'3 x 11'4 (4.95m x 3.45m)**  
Double glazed window to front, coving and gas feature fireplace.

**DINING ROOM 14'3 x 10'4 (4.34m x 3.15m)**  
Two double glazed windows and door to rear, coving and gas feature fireplace.

**LANDING 8'9 x 6' (2.67m x 1.83m)**  
Picture rail, vinyl flooring and loft access hatch.

**BEDROOM ONE 13'7 x 10'7 (4.14m x 3.23m)**  
Double glazed window to front.

**BEDROOM TWO 13'7 x 10'1 (4.14m x 3.07m)**  
Double glazed window to rear and fitted wardrobe.

**BEDROOM THREE 9'2 x 6'6 (2.79m x 1.98m)**  
Double glazed window to front and picture rail.

**BATHROOM 8'9 x 5'11 (2.67m x 1.80m)**  
Opaque double glazed window to rear, wood panelled walls and airing cupboard. Panel bath, pedestal wash hand basin, low level WC and wall mounted mirrored bathroom cabinet.

**REAR GARDEN 120' approx (36.58m approx)**  
Private rear garden with patio leading to laid lawn with wooden shed, brick built storage shed, greenhouse and rear access gate.

**FRONTAGE**  
Laid lawn with path to front door. Ideal to convert to off street parking (STPP).

**TOTAL FLOOR AREA**  
The internal area as per the Energy Performance Certificate is 91sqm (Approx. 980sqft)

**COUNCIL TAX BAND 'D'**

**DETACHED GARAGE 16'7 x 9' (5.05m x 2.74m)**  
Detached garage to rear with up and over door and personal door to side, power and light.

Directions

From Eden Park Station proceed along the Upper Elmers End Road toward Beckenham and turn right into Abbots Way just before you go under the bridge. Take the first left into Ambleside Avenue and the property is on the left hand side about 300m along.



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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