

Total area: approx. 128.9 sq. metres (1387.3 sq. feet)



## 8 Kendall Avenue | Beckenham | BR3

£775,000

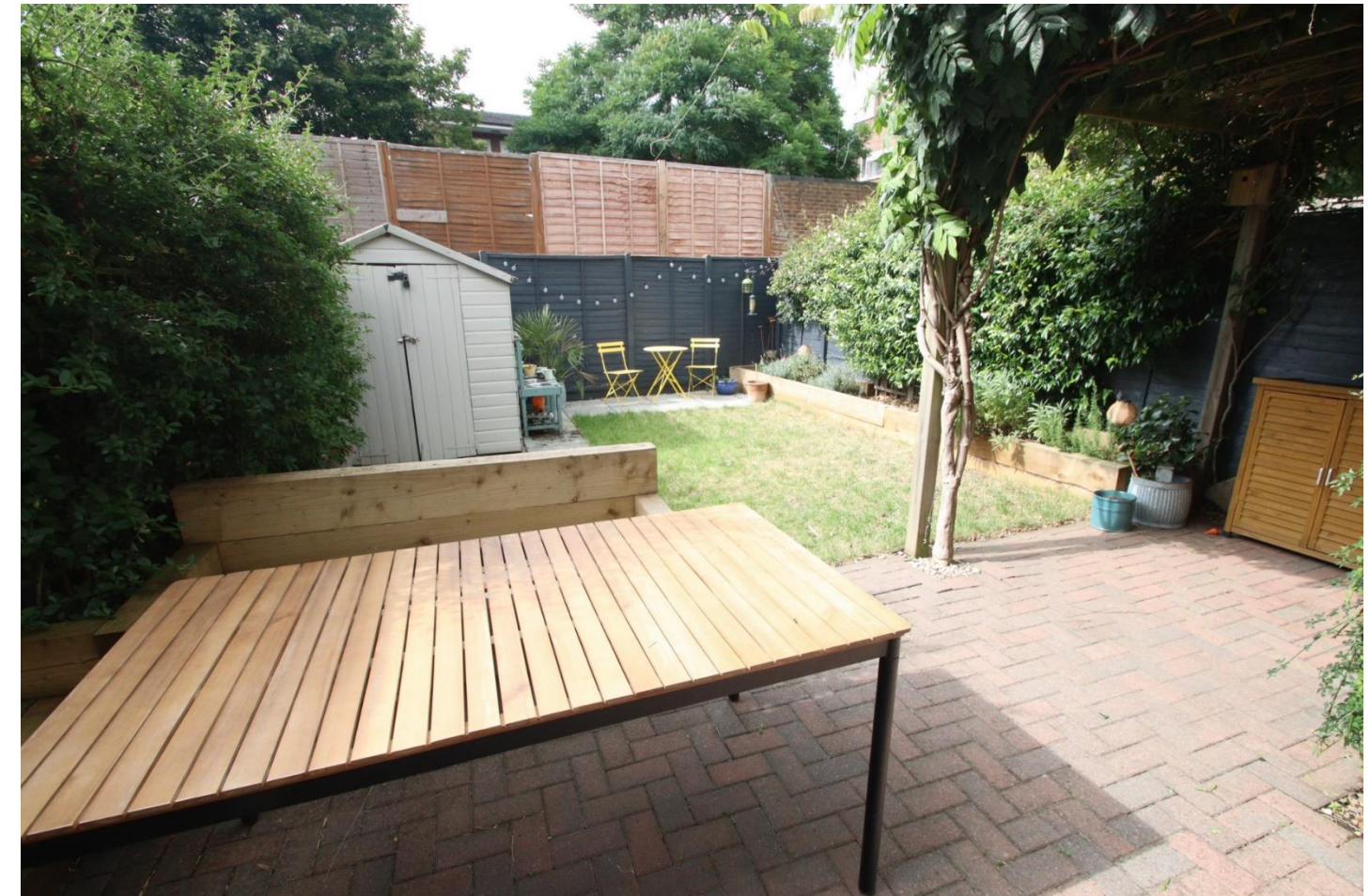
- 4 bedroom EOT house
- 3 bath/shower rooms + ground floor W.C
- Stylishly-presented
- Well-proportioned
- Modern-built
- Contemporary kitchen/diner
- Walking distance to stations
- Nearby to High Street and coveted schools

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





£775,000 Freehold



Kenton is delighted to present this stylishly-presented and well-proportioned 4 bedroom modern-built end-of-terrace house, conveniently situated within walking distance to both Kent House and Clock House Stations, Beckenham High Street and a number of coveted schools. Internally, the ground floor accommodation comprises; an ample-sized and tastefully-decorated living room (with three windows to the front aspect), a contemporary kitchen/diner with integrated appliances and furthermore, a W.C with all of the accommodation served by a spacious and welcoming hallway. To the first floor, you will find three well-proportioned bedrooms (one of which benefits from an en-suite shower room whilst another benefits from fitted wardrobes) and a family bathroom. To the second floor is a very spacious further bedroom which also features an en-suite shower room and notably, extensive fitted wardrobe space (measuring 3.48m x 2.83m) in the eaves. Externally, there is a low-maintenance yet attractive rear garden featuring both patio and lawn areas. Kendall Avenue is a tranquil cul-de-sac, yet as aforementioned within close proximity to a range of transport links and general amenities. Both Kent House and Clock House Stations are a mere few minutes' walk away and provide direct and frequent services into London, respectively. Beckenham High Street and its array of; popular restaurants and bars, handy shops and leisure facilities is also within walking distance. Additionally, a number of reputable and coveted schools are also nearby, including the currently-rated Ofsted "Good" Churchfields Primary School. Notably, there is also a vast amount of parks nearby including the popular Kesley Park and also Beckenham Place Park which features large woodland areas, picture-esque lake and also a Georgian mansion and its grounds.



## 8 Kendall Avenue, Beckenham, BR3



### Hallway

16'4" x 6'5" (4.98m x 1.96m)

Composite front door with double glazed frosted window panels, double glazed window to front, staircase to first floor, storage cupboard, door to W.C, covered radiator, wooden flooring.

### Living Room

17'1" x 12'4" (5.20m x 3.75m)

Three double glazed windows with plantation shutters to front, inset spotlighting, feature fitted shelving and storage space, radiator, wooden flooring.

### Kitchen/Diner

10'10" x 19'2" (3.29m x 5.83m)

Double glazed UPVC leaded light doors and windows to rear garden, separate double glazed window to rear, inset spotlighting, range of matching wall and base units and cupboards and drawers, wood-block work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven with gas hob and fitted extractor hood over, integrated fridge freezer, integrated washing machine, integrated dishwasher, upright radiator, wooden flooring.

### W.C

5'8" x 2'9" (1.73m x 0.84m)

Inset spotlighting, low level W.C, wash hand basin with splashback tiling, radiator, wooden flooring.

### Landing

Staircase to second floor, radiator, fitted carpet.

### Bedroom 2

13'10" x 11'1" (4.21m x 3.37m)

Three double glazed windows with plantation shutters to front, radiator, fitted carpet. Door to;

### En-Suite

3'5" x 7'11" (1.05m x 2.41m)

Tiled walls, inset spotlighting, extractor fan, shower cubicle, low level W.C, wash hand basin, chrome heated towel rail, tiled flooring.

### Bedroom 3

10'2" x 8'12" (3.10m x 2.74m)

Two double glazed windows to rear, fitted wardrobes with sliding mirrored doors, radiator, fitted carpet.

### Bedroom 4

10'2" x 7'3" (3.10m x 2.20m)

Double glazed window to rear, radiator, fitted carpet.

### Bathroom

5'8" x 7'9" (1.72m x 2.36m)

Double glazed frosted window to front, inset spotlighting, extractor fan, panelled bath with shower extension and folding shower screen over, low level W.C, wash hand basin, chrome heated towel rail, tiled flooring.

### Bedroom 1

16'2" maximum x 19'2" maximum (4.92m maximum x 5.83m maximum)

Double glazed window to rear, inset spotlighting, large fitted wardrobes to eaves (measuring 3.48m x 2.83m) with sliding mirrored doors, radiator, fitted carpet. Door to;

### En-Suite

5'7" x 4'11" (1.71m x 1.51m)

Tiled walls, inset spotlighting, extractor fan, corner shower cubicle, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Patio area, traditional awn area, pergola, storage shed, side access.

### Front

Patio area, side access.



# Kenton

