



Beckenham Gardens, N9 9BZ  
London





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GROU

# Beckenham Gardens, N9 9BZ

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Build
- Off Street Parking
- Detached Garage With Rear Access
- Generous 78ft Rear Garden
- 28ft Through Lounge
- Modern First Floor Shower Room
- Sought After Location
- Council Tax Band D

Offers Over £535,000



KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING, nestled in the corner of a well regarded neighbourhood in one of N9's most popular locations. This double bay fronted 1930's built home features an entrance porch, a 28FT THROUGH LOUNGE, a separate fitted kitchen and a refitted MODERN SHOWER ROOM on the first floor.

Externally the property boasts a LARGE 78FT REAR GARDEN with an expansive lawn and mature planting providing a secluded setting for relaxation and leisure. At the far end of the garden sits a DETACHED GARAGE offering potential as a home office or gym with REAR ACCESS via a gated residents service road. Further benefits include gas central heating, double glazing and the potential to extend (stp).

Located in a sought after residential area just off Westerham Avenue, the property is ideally situated close to local shops, parks, and acclaimed schools including Latymer School and Hazelbury Primary School. Excellent transport links include easy road connections via the A10 and North Circular (A406) and direct rail access into central London via Silver Street train station.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

#### **ENTRANCE HALLWAY**

**RECPETION / DINING ROOM 28'2 x 12'9 (8.59m x 3.89m)**

**KITCHEN 11'6 x 7'2 (3.51m x 2.18m)**

**WC 3'5 x 3'0 (1.04m x 0.91m)**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 15'6 x 10'9 (4.72m x 3.28m)**

**BEDROOM TWO 12'1 x 10'9 (3.68m x 3.28m)**

**BEDROOM THREE 7'2 x 6'9 (2.18m x 2.06m)**

**BATHROOM 7'9 x 6'9 (2.36m x 2.06m)**

**GARDEN 78'4 x 38'3 (23.88m x 11.66m)**

**GARAGE 19'2 x 9'7 (5.84m x 2.92m)**





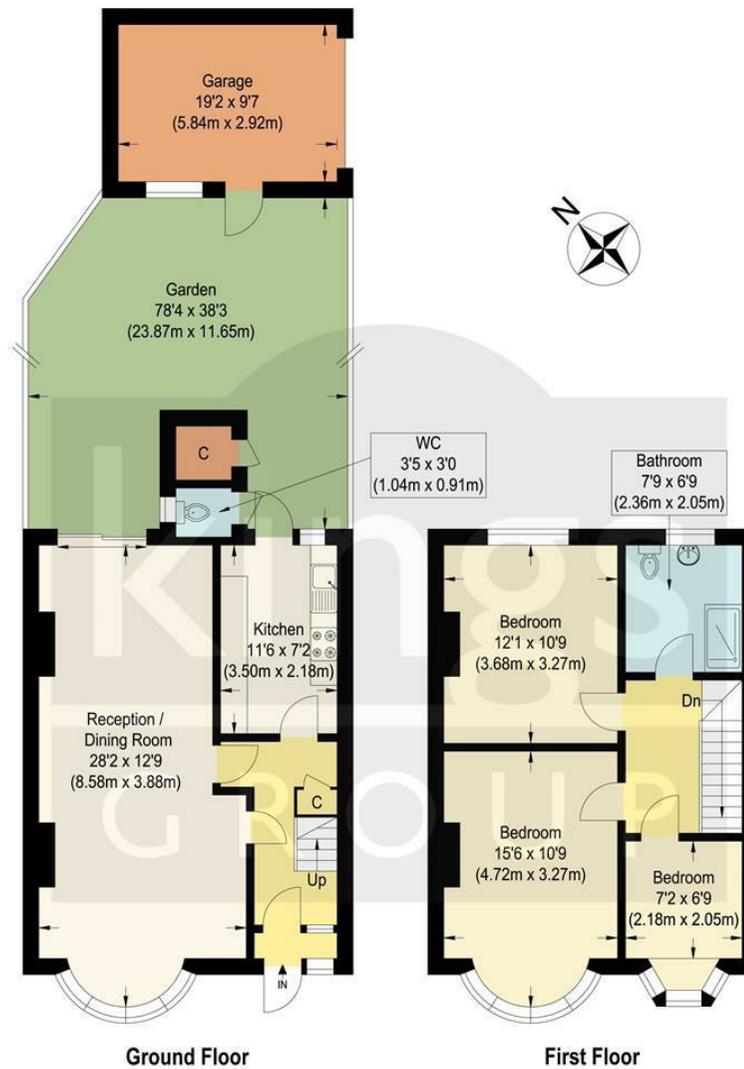
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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                     | 81        | EU Directive 2002/91/EC   |           |



### Beckenham Gardens

Approximate Gross Internal Floor Area : 91.60 sq m / 985.97 sq ft  
 (Excluding Garage)  
 Garage Area : 17.10 sq m / 184.06 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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