



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Ella Close | Beckenham | BR3

£725,000

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- 4 bedroom town house
 - Open-plan living/dining room & kitchen area
 - Attractive, low-maintenance rear garden
 - Convenient & sought-after location
 - 3 bath/shower rooms + separate W.C
 - 3 Juliet balconies
 - Integral garage + driveway
 - No onward chain

£750,000 Freehold



Kenton are delighted to present this 4 bedroom town house, conveniently-situated in a sought-after location within short walking distance to the extensive range of amenities that Beckenham and its High Street has to offer. To the ground floor, you will find; a cloakroom with W.C, access to the integral garage (which can also be accessed externally via an up-and-over door to the front), a shower room with additional W.C and also "bedroom 3" (which, conversely, would also make an ideal study room should one prefer). To the first floor there is the focal point of the accommodation in the form of an open-plan reception room with Juliet balconies to both the front and rear (overlooking the rear garden) and with a kitchen area which is both presented in relatively contemporary condition and fully-fitted. To the second floor, there are three further bedrooms ("bedroom 1" of which benefits from; its own Juliet balcony, built-in wardrobes and an en-suite shower room) in addition to the family bathroom which is again (similarly to the kitchen) relatively modern in style. Externally, there is an attractive yet low-maintenance rear garden which is Easterly in orientation and features both a patio and traditional lawn area. To the front, there is a driveway facilitating off-street parking for one vehicle (with the garage also facilitating additional parking space). Generally speaking, the property is presented in good condition and neutral decorative order throughout having evidently been well-maintained. Ella Close is a modern development (2003/2004) and is accessed via electrically-operated gates providing both extra security and seclusion. As aforementioned, Beckenham High Street is a mere few moments' walk away and features an array of; handy shops, restaurants and bars and leisure facilities. Furthermore, Beckenham Junction Station is a mere circa 10 minutes' walk away and offers direct and frequent services into central London. Offered to the market with the benefit of no onward chain.

Ella Close, Beckenham, BR3



Hallway

32'3" x 6'3" maximum (9.83m x 1.91m maximum)
Wooden front door, double glazed door to rear garden, inset spotlighting, staircase to first floor with storage cupboard under, access to integral garage, radiators, laminated wood flooring.

WC

5'10" x 2'9" (1.78m x 0.85m)
Double glazed frosted window to front, inset spotlighting, low level W.C, wash hand basin with splashback tiling, radiator, tiled flooring.

Bedroom 3

11'0" x 8'9" (3.36m x 2.66m)
Double glazed window to rear, radiator, laminated wood flooring.

Shower Room

9'5" x 2'11" (2.87m x 0.90m)
Double glazed frosted window to rear, inset spotlighting, extractor fan, half-tiled walls, walk-in shower cubicle with folding shower screen, low level W.C, wash hand basin, chrome heated towel rail, tiled flooring.

Garage

20'2" x 8'4" (6.15m x 2.54m)
Up-and-over door to front, power, light, electrical fuse box, shelving.

Landing 1

Inset spotlighting, staircase to second floor, double doors opening onto living/dining room & kitchen, radiator, fitted carpet.

Living/Dining Room & Kitchen

32'1" maximum x 15'6" maximum (9.78m maximum x 4.73m maximum)
Double glazed Juliet balcony to front, double glazed window to front, double glazed Juliet balcony to rear, double glazed window to rear, radiators, laminated wood flooring. Kitchen area: inset spotlighting, range of matching wall and base units with work surfaces over, stainless steel sink unit with swan-neck mixer tap, integrated oven, integrated 4-ring gas hob with extractor hood over, integrated fridge, integrated washing machine, integrated dishwasher, wall-mounted boiler (concealed in unit), tiled flooring.

Landing 2

Inset spotlighting, access to loft, airing cupboard housing hot water cylinder, fitted carpet.

Bedroom 1

12'0" maximum x 12'2" (3.67m maximum x 3.70m)
Double glazed Juliet balcony to front, built-in wardrobes with sliding doors, radiator, fitted carpet, door to;

En-Suite Shower Room

10'7" x 2'11" (3.22m x 0.89m)
Double glazed velux window to front, inset spotlighting, half-tiled walls, walk-in shower cubicle with folding shower screen, low level W.C, wash hand basin, shaving point, chrome heated towel rail, tiled flooring.

Bedroom 2

12'12" x 8'3" (3.96m x 2.52m)
Double glazed window to rear, radiator, fitted carpet.

Bedroom 4

9'8" x 6'9" (2.95m x 2.07m)
Double glazed window to rear, radiator, fitted carpet.

Bathroom

6'2" x 8'4" (1.87m x 2.54m)
Inset spotlighting, half-tiled walls, extractor fan, panelled bath with shower extension, low level W.C, wash hand basin, shaving point, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 40ft in length
Easterly facing with; patio area, traditional lawn area, mature shrubs, light.

Front

Driveway providing off-street parking for one vehicle, patio area, access to garage.

