

Truuli



Pelham Road, Beckenham, Kent, BR3

£585,000 - £595,000 £595,000 Freehold

- Victorian family home
- Period features
- Three well - proportioned bedrooms
- Contemporary fitted kitchen
- Three piece bathroom suite
- Bright and airy throughout
- Excellent decorative order throughout
- Off street parking
- S/W facing landscaped gardens
- 0.2 (5 min) walk to Birkbeck Station via Birkbeck Rd and Elmers End Rd/A214
- Potential for development (STPP)

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* GUIDE PRICE: £585,000 - £595,000 *

VENDOR COMMENTS:-

When I first bought Pelham Road I viewed it on a very rainy May evening and made an offer the next day, having decided that the south facing garden was the biggest clincher. I have loved the house so much I have been here for over 30 years. The other residents in the road are young professionals and we have a close knit community where we help each other out.

The accommodation comprises of 2 double bedrooms which are large and bright and the extra single helps for overnight stayers! Downstairs you have a reception to the front which is cosy on a winter's evening and airy on a summers'. The dining room with double patio doors leading to the garden allows for summer night entertaining thus making the room double in size. A new kitchen with the open plan to the dining area allows you to talk to people sitting at the table.

Commuting into London – you are spoilt for choice. You have Birkbeck Station at the end of the road – this takes you into London Bridge, Victoria and the overland via Crystal Palace to Stratford. You also have the tram from Birkbeck which takes you into Beckenham or East Croydon/Wimbledon/Gatwick. Kent House is a ten-minute walk away and this allows you to get to Victoria, Blackfriars and going in the opposite direction to Bromley South and the South Coast. Elmers End Station is also a ten-minute walk away and you have the benefit of London Charing Cross & Cannon Street. Local buses include 358, 354, 356, 227, 194 & 54.

The locality of Pelham Road is that you have a pick of the supermarkets with Tescos Super Store at Elmers End, Aldi at the top of Croydon Road. The Co-Op on Elmers End Road is handy for croissants on a Sunday morning and odds and ends you may need at short notice. Sainsburys in Penge is also a short drive away. If you wish to go into Beckenham you have Sainsburys also, Lidl, Waitrose and Marks & Spencers Food Halls. These can be reached by either bus, tram or car.

Restaurants abound in the Beckenham area with an eclectic variety from British, Italian, Indian, Spanish, Asian and Turkish. We have an excellent Tapas restaurant within walking distance and also a café/wine bar just 5 minutes round the corner serving from early morning to late in the evening. There is a dry cleaners and post office on Elmers End Road (5-minute walk).

Desirably located on a quiet residential road, Truuli Crystal Palace would like to offer to the market this well-maintained, ideal and stunning substantial three bedroom family home located on Pelham Road. A short saunter from Birkbeck station, this Victorian family home is situated within the school catchment area for an array local Ofsted rated schools. Before entry to this exquisite family home the property has a sizeable front drive, paved in Cotswald stone, adding to the unique finish this property offers. Upon entry you are welcomed by a bright and airy hallway which provides access to all elements of the home.

Lovingly maintained and in excellent decorative order throughout, the unique charm and fresh neutral tones flow through the property. The bay fronted reception room has been tastefully decorated with warm fresh tones that compliment the minimalist finish which allows an abundance of natural light to flow through the property seamlessly. The ground floor further comprises a bright and airy second reception/dining room which can also be used as a multi-purpose family area, making it ideal for entertaining family and friends in the summer solstice months.

There is a well-proportioned, contemporary fitted kitchen with a breakfast bar and a wide range of high-end integrated appliances. Ample storage is provided as well as access to the south facing, landscaped private rear garden. The first floor offers two very large, bright and airy double bedrooms with in-built wardrobes along with a third large single with access to a three piece family sized bathroom suite with tiled walls. Each bedroom has double glazed windows, fitted carpets and is decorated in neutral tones that allow for good natural light to engulf each room.

Subject to planning permission, the property offers the opportunity to add value to what is already a beautiful family home by way of a second space and si

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | | (92 to 100) A | |
| (81 to 91) B | 89 | (81 to 91) B | 89 |
| (69 to 80) C | | (69 to 80) C | |
| (55 to 68) D | | (55 to 68) D | |
| (39 to 54) E | 51 | (39 to 54) E | 44 |
| (21 to 38) F | | (21 to 38) F | |
| (1 to 20) G | | (1 to 20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England, Wales & N.Ireland | | England, Wales & N.Ireland | |

