



 **3**
Bedrooms

 **1**
Bathroom



NEW TO THE MARKET: BUNGALOW IN BECKENHAM

Three bedrooms
Modern Bathroom
Secure Studio Room with electricity and lighting
Patio and Garden
Garage and Off-street parking
Call now to register your interest:

Tel: 020 8464 1854 or email: sales@jollyeandwood.com

NEW TO THE MARKET: BUNGALOW IN BECKENHAM

This most unique and delightful bungalow is being sold for the first time since it was built by the current owner and has just had a complete internal redecoration to a good standard. The bungalow will attract buyers who want to avoid stairs, and enjoy living on the ground floor with direct access to the garden, in a Freehold property. The property briefly comprises entrance lobby and fitted kitchen, inner hall, modern bathroom, living room, three good size bedrooms, and direct access to the rear garden from the living room. Features include, laminate wood flooring, carpets as fitted, full double-glazing, and a fireplace and hearth in the lounge. There is the added bonus of a sound-proofed studio in the garden that can be suitable for many uses, such as a musical recording studio, a cinema room, or a secure work from home office. The studio is powered, has good lighting and many electrical points on a circuit, and an air filtering system, which provides adequate ventilation even with the door shut.

Hazelhurst is located just off Albemarle Road, in a residential cul-de-sac and is walking distance to both Beckenham Junction station (0.8 miles) and Shortlands station (0.6 miles), which between them provide excellent and direct transport links into London Victoria and London Blackfriars.

Additionally, and if you prefer not to keep the garage, Bromley Planning have granted approval to convert the garage into a spacious kitchen diner, which allows for the current kitchen to be cleared to make space for a larger entrance hall.

Come and see this delightful home for yourself. We recommend viewing at your earliest convenience: tel 020 8464 1854 or email sales@jollyeandwood.com

EPC: D

Local Authority: Bromley

Entrance lobby and kitchen *3.40m x 2.71m (11.16ft x 8.89ft)*

Through the entrance door there is a small lobby that opens out into the kitchen. The Kitchen comprises of white fronted wall and base units, laminate black granite effect worktop with ceramic tiled splashback, stainless steel 1 1/2 bowl sink with chrome mixer taps, space and cooker point for electric cooker, space and plumbing for a dishwasher, double glaze window to the front, electrical points, and appliance isolating switches. The flooring is laminate wood effect and to the ceiling there is a spot light fitting, a heat detector and a smoke alarm.

Inner hallway *2.90m x 1.46m (9.52ft x 4.79ft)*

Laminate wood flooring doors to bathroom, boiler cupboard (which also house is the consumer unit), and a door to the lounge.

Lounge *5.51m x 3.41m (18.08ft x 11.18ft)*

Lounge has laminate wood flooring, a double-glazed patio door leading to the garden patio and garden, fireplace with hearth, radiator, electrical points, lighting points, thermostat control, broadband connection points and antenna connection.

Rear Lobby to the bedrooms *2.05m x 0.91m (6.73ft x 2.98ft)*

Laminate wood flooring corniced ceiling and panel doors to all three bedrooms,

Modern bathroom *2.07m x 1.75m (6.80ft x 5.75ft)*

Three-piece bathroom with quality white vinyl bath, shower screen, built in shower on a sliding height rail with rain shower above, Black towel rail, integrated smart tap fittings, soap recess into the composite stone tiled walls and porcelain granite tiled flooring. There is a bathroom bathroom unit with integrated wash basin with mixer taps, modern WC with concealed flush, and extractor fan. LED downlights spots.

Master bedroom *3.96m x 3.25m (13.01ft x 10.66ft)*

Grey laminate wood flooring, electrical points double glaze window to the rear,

Bedroom two *3.71m x 2.35m (12.19ft x 7.69ft)*

White Cornice ceiling, Double glaze window to side, white skirting, off white walls, electrical points, carpet as fitted.

Bedroom three *2.73m x 2.69m (8.96ft x 8.82ft)*

White ceiling, off-white walls, gloss white skirting, double glazed window to side, electrical points and carpet as fitted.

Outside patio *3.19m x 3.35m (10.45ft x 10.99ft)*

Red concrete tiles leading onto the main part of the garden.

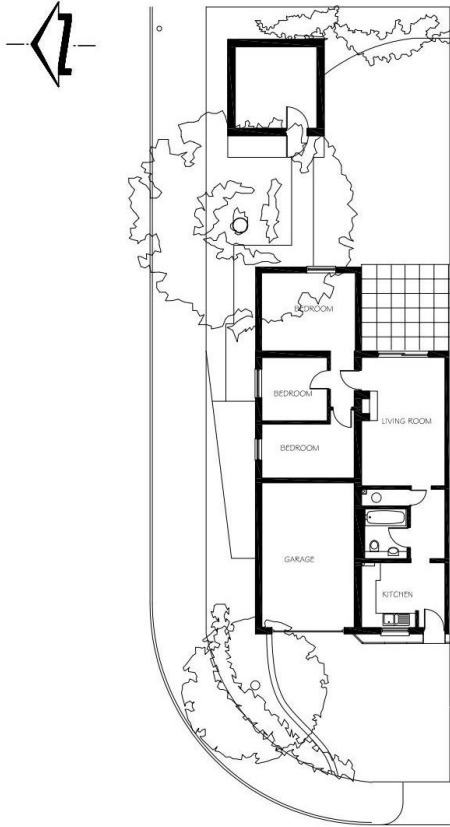
Garden Studio *3.60m x 3.45m (11.81ft x 11.32ft)*

A well insulated studio with sound proofing and a ventilation system. This unique space has plenty of powerpoints and ceiling light panels, creating a delightful hideout for those who need to get away and get on with work, musicianship studio recording and even a cosy cinema room for social events.

Rear Garden *5.85m x 5.35m (19.19ft x 17.55ft)*

A pleasant garden with lawn, a mature oak tree, patio and the studio. There is fencing to both sides of the garden and a mature laurell hedge to the end.

NOT TO SCALE, LAYOUT INDICATIVE ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 