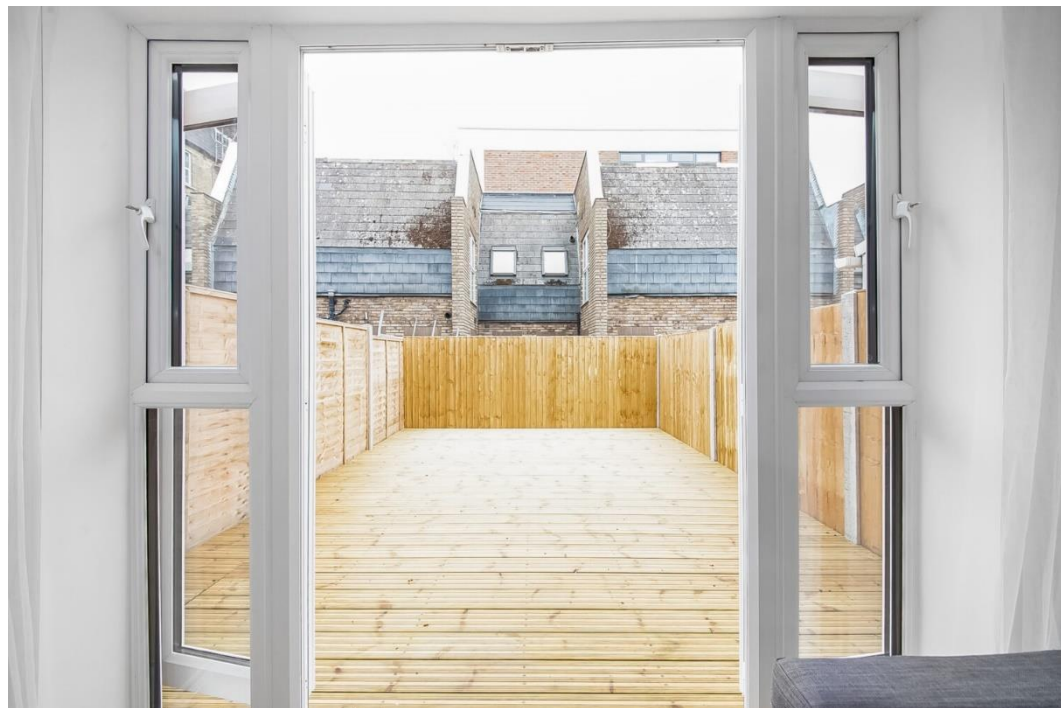




Beeches Close SE20
Guide Price £375,000-£400,000

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In general

- Freehold house
- No onward chain
- High specification finish
- Quiet cul de sac
- Low maintenance garden
- New kitchen with integrated appliances

In detail

An exceptionally well finished two bedroom freehold house tucked away on a quiet cul de sac in Anerley and available for sale with no onward chain.

This property has been completely upgraded throughout to an exacting standard and could make for an ideal hassle-free first purchase for those seeking an immediately enjoyable new home.

Highlights include a sociable open plan kitchen with integrated appliances and solid oak surfaces, replacement doors, flooring and carpets, access to fully boarded loft space, fresh neutral decor, a contemporary fully tiled bathroom with sky light, double glazing throughout, fitted bedroom storage, and allocated residents parking.

Externally there are double doors to a low maintenance decked garden - ideal for relaxing on summer days.

Beeches Close is accessed from Genoa Road and works well for Anerley, Penge East and West rail stations, as well as a host of walk-able amenities nearby.

EPC: D



Floorplan

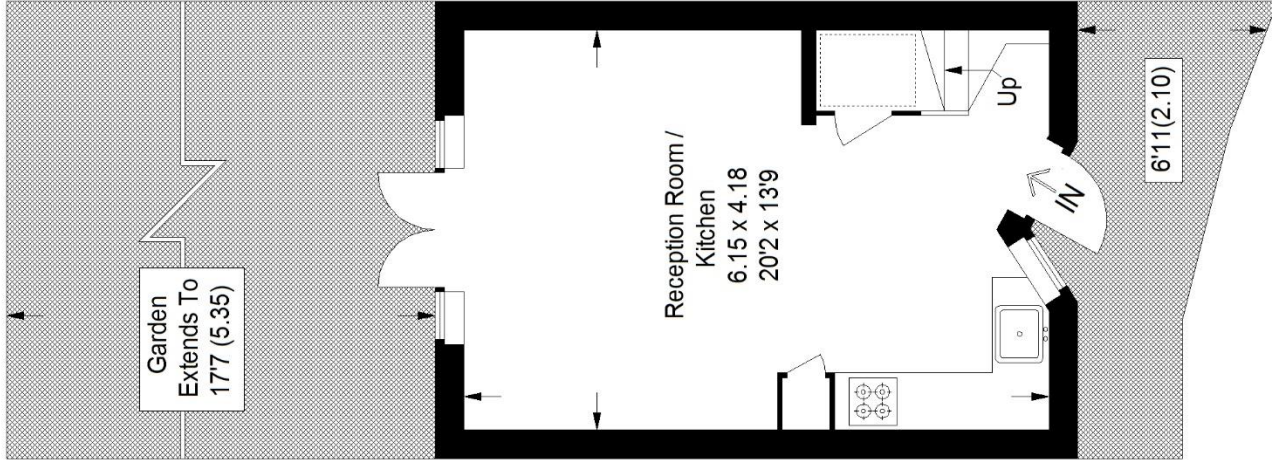
Beeches Close, SE20

Approximate Gross Internal Area

Ground Floor = 25.8 sq m / 278 sq ft

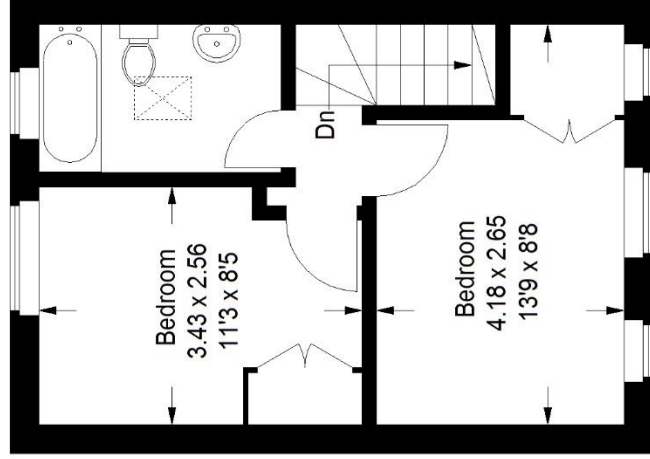
First Floor = 25.8 sq m / 278 sq ft

Total = 51.6 sq m / 556 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor

Score	Energy rating	Current	Potential
92+	A		92+ A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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