



Cedars Road, BR3
OIEO £575,000

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In general

- 1494 sq ft / 138.8 sq m
- Three double bedrooms
- Three bathrooms
- Great location
- No onward chain
- Private entrance
- Eat-in kitchen
- Convenient for transport links

In detail

A generous three bedroom, three bathroom split level period conversion positioned on a sought after road in Beckenham.

The accommodation totals 1494 sq ft / 138.8 sq m and has been finished throughout to a high standard throughout, comprising of an eat-in kitchen with integrated appliances (including dishwasher), a large separate reception room, a double bedroom and spacious bathroom with bath tub & walk-in shower to the first floor. The second floor comprises of two double bedrooms, both with en-suite bathrooms with free-standing baths.

Ceders Road, BR3 is ideally placed just off Croydon Road offering easy access to the many local amenities, shops, restaurants and bars of Beckenham High Street including an Odeon Cinema and Leisure Centre of Beckenham Spa. The open space of Croydon Recreation ground is located opposite.

The transport links of Clock House station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham), whilst Beckenham Junction (London Victoria and London Blackfriars) offering trams to Croydon and Wimbledon is close by also.

No onward chain.

EPC: C | Council Tax Band: C | Lease: 125 years remaining | SC: TBC | GR: TBC | BI: TBC



Floorplan

Cedars Road, BR3

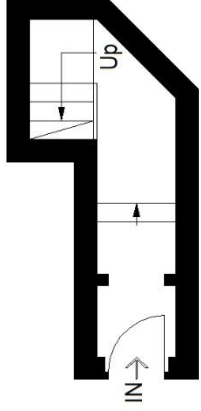
Approximate Gross Internal Area

Ground Floor = 5.8 sq m / 63 sq ft

First Floor = 77.6 sq m / 835 sq ft

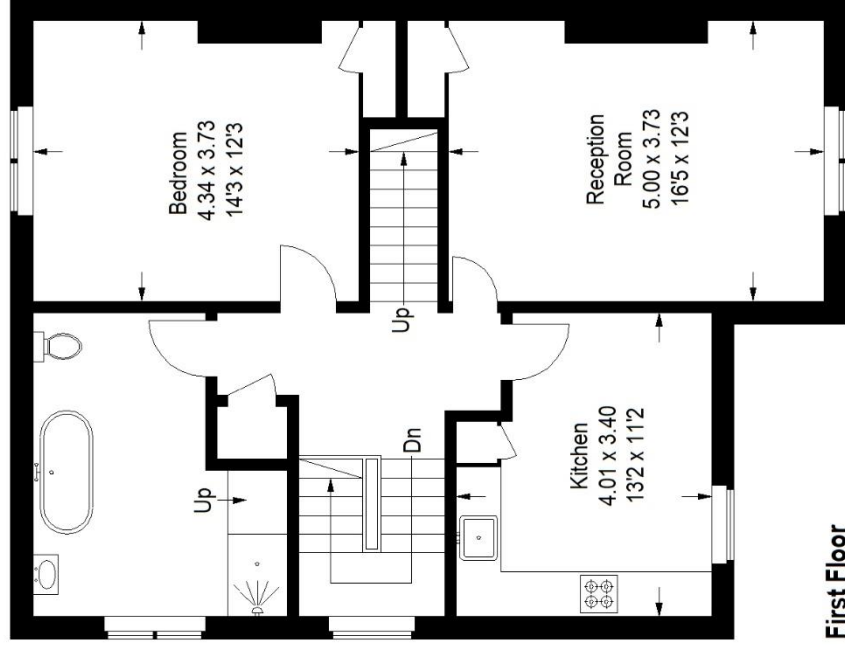
Second Floor = 55.4 sq m / 596 sq ft

Total = 138.8 sq m / 1494 sq ft

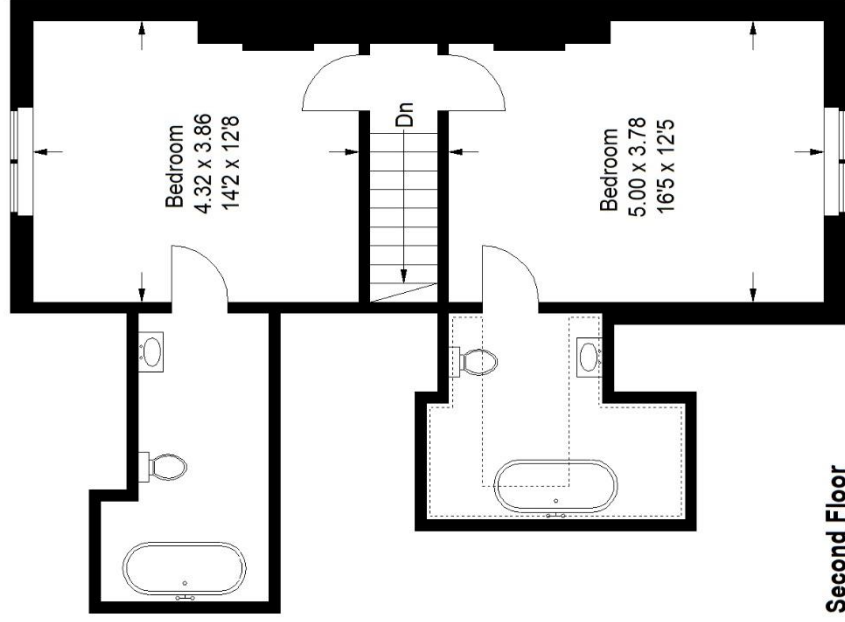


Ground Floor

 = Reduced headroom below 1.5 m / 5'0"



First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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