

## Ambleside Avenue, Beckenham | £799,995



This lovely 5 bedroom end of terrace house is located within walking distance of Elmers End Train station and both Langley Park boys and girls schools.

Offering a huge 2018 Sq ft of living space the property has been extended in a big way and is finished to a high standard.

The word "Tardis" really does fit the bill with this property as it just seems to get bigger and bigger the more you walk around and take it all in.

Upon entry there is a welcoming hallway that leads round to the left into a large open plan living room and dining area that spans the depth of the house.

As you walk to the rear of the property and round into the kitchen area you really do get a sense of the "wow factor" as the kitchen opens up into an amazing space that also leads out to the enormous rear garden.

There is a downstairs shower room/utility room off the hall that accesses the large garage which is also accessed via the the kitchen and has the potential to convert into even more living space should you so desire.

Upstairs and there are 5 bedrooms all on the first floor, 4 of which are doubles as well as another modern family bathroom.

The house has an amazing amount of natural light running through it and is a perfect family home.

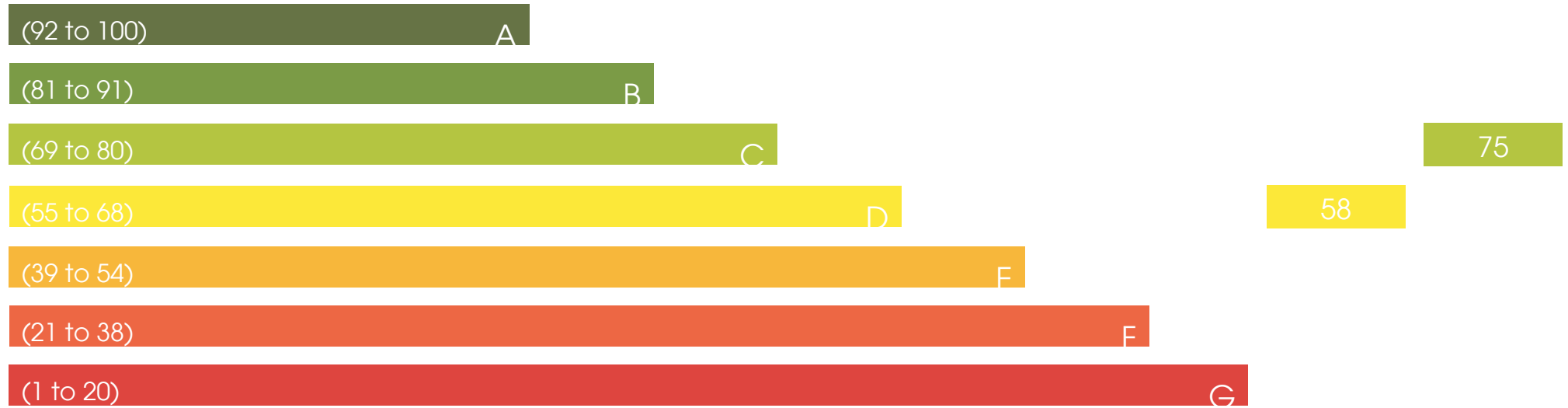
I'm sure you can tell we love this property and we are very excited to show it off so if you would like to come and take a look please get in touch ASAP.



## Energy Efficiency Rating

Current

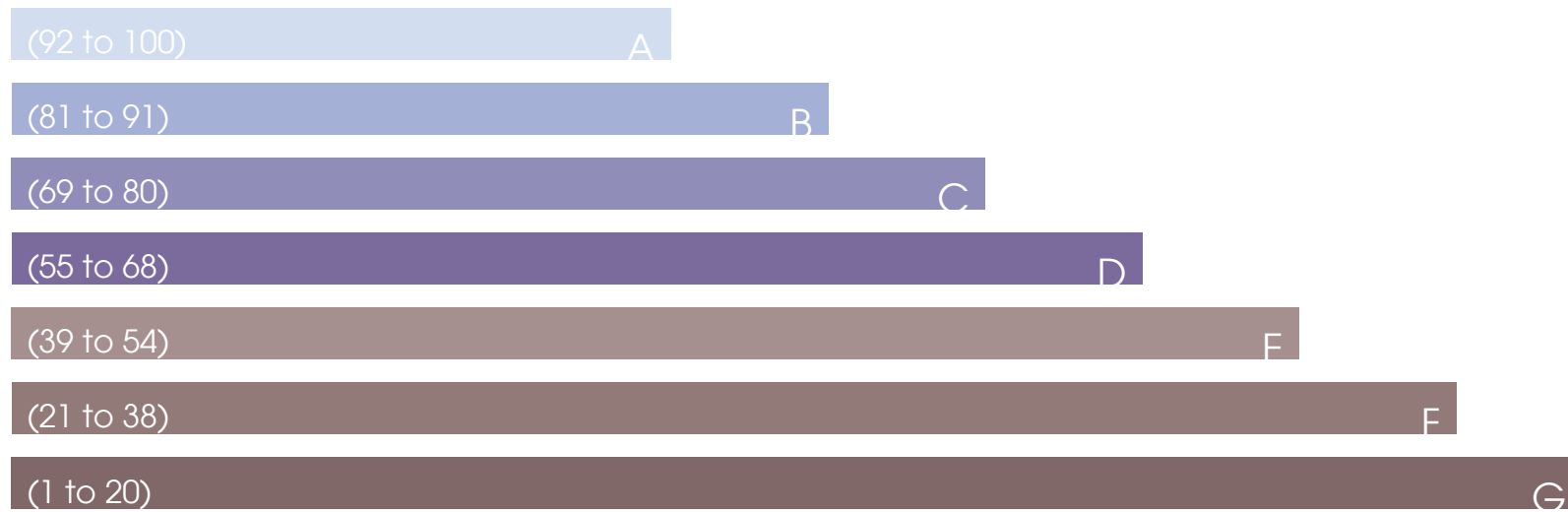
Potential

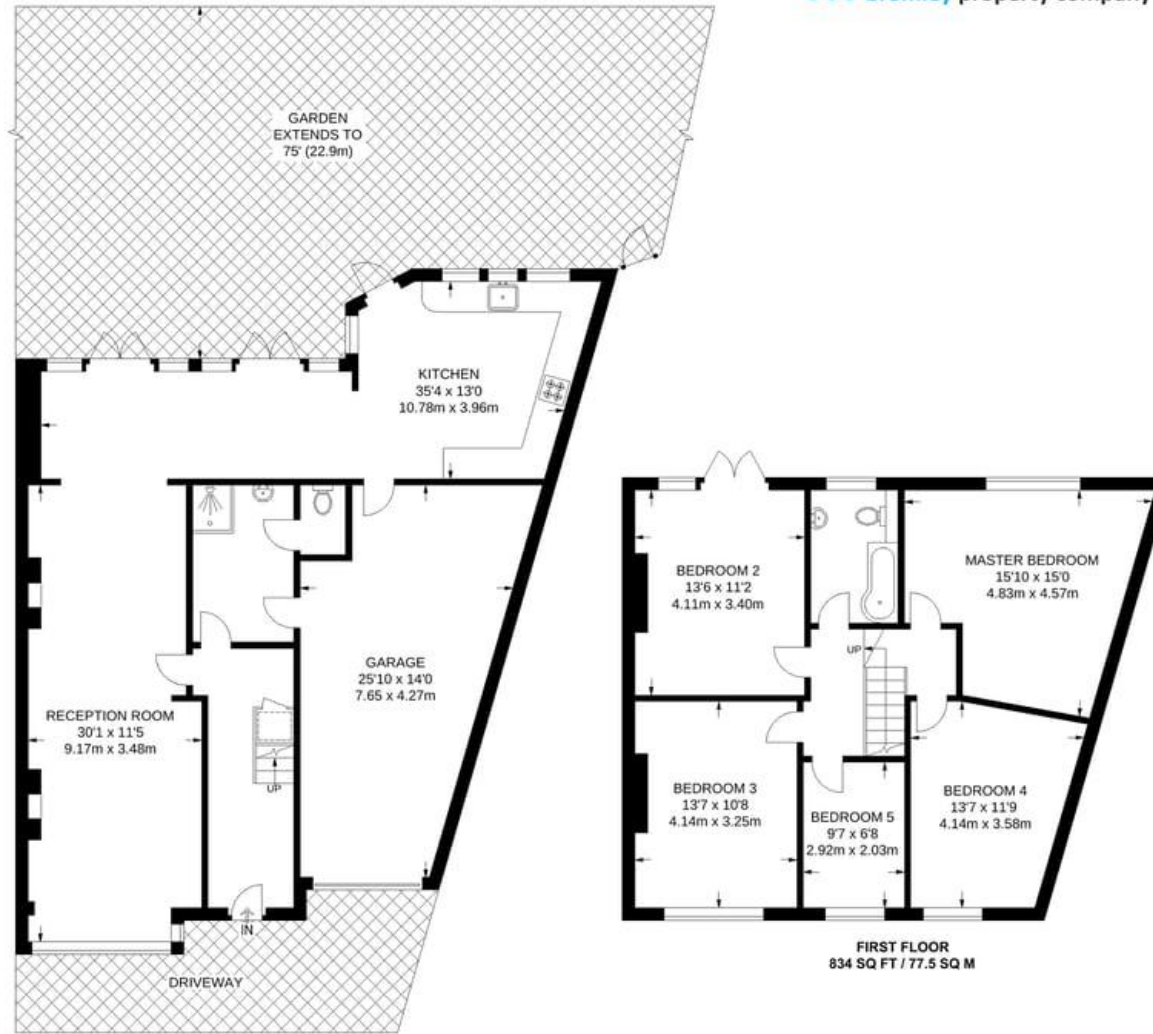


## Environmental Impact (CO<sub>2</sub>) Rating

Current

Potential





**GROUND FLOOR**  
1184 SQ FT / 110 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
2018 SQ FT / 187.5 SQ M

**FIRST FLOOR**  
834 SQ FT / 77.5 SQ M