



Aldersmead Road, BR3 | £1,350,000

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In General

- Wonderful family home
- Linked - detached
- Two receptions
- Five bedrooms
- Two bathrooms and two shower rooms
- Established rear garden of 117'5 ft
- Off street parking
- Garage
- Excellent location
- Opposite Cator Park

In Detail

Occupying a prime position on the prestigious Aldersmead Road, directly opposite the open green spaces of Cator Park, this substantial five bedroom, three bathroom, link detached family home offers 2,540 sq ft of versatile accommodation, off street parking and a garage in one of the area's most desirable residential settings.

Aldersmead Road is renowned for its attractive, mostly semi detached homes, leafy surroundings and strong sense of community. Particularly appealing to families, the property enjoys immediate access to Cator Park's expansive green space, playground and sports facilities, whilst being conveniently located for a number of highly regarded local schools, including Alexandra Infant School, Harris Academy Beckenham and Kindred Cator Park Montessori.

Having been lovingly occupied by the same family for many years, the property now presents a rare opportunity for an incoming owner to create a home tailored entirely to their own tastes and requirements. This attractive home is approached through a welcoming front garden, lawned and edged with established shrubs and a beautiful wisteria framing the front door. Internally, the accommodation includes two grand receptions, a kitchen / breakfast room, five generous double bedrooms, two bathrooms, two shower rooms and a cloakroom. A charming garden room provides the perfect spot to enjoy garden views.

The mature rear garden is a particular feature, beautifully stocked with flowering perennials, shrubs and established trees, creating a peaceful and private setting with tremendous scope for further landscaping.

Combining substantial living space, outstanding potential and an enviable position opposite Cator Park, this is a rare opportunity to acquire a landmark family home in a highly sought after location.

EPC: TBC | Council Tax Band: F

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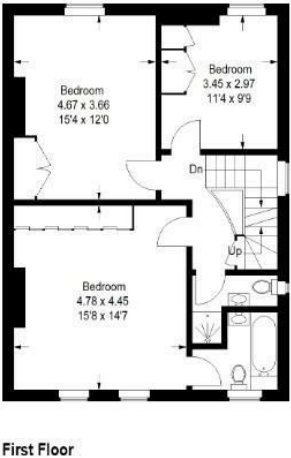
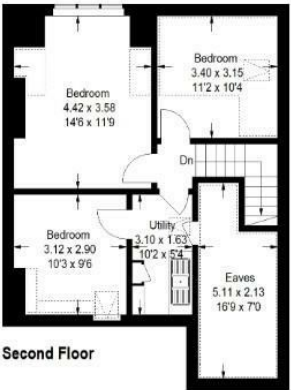
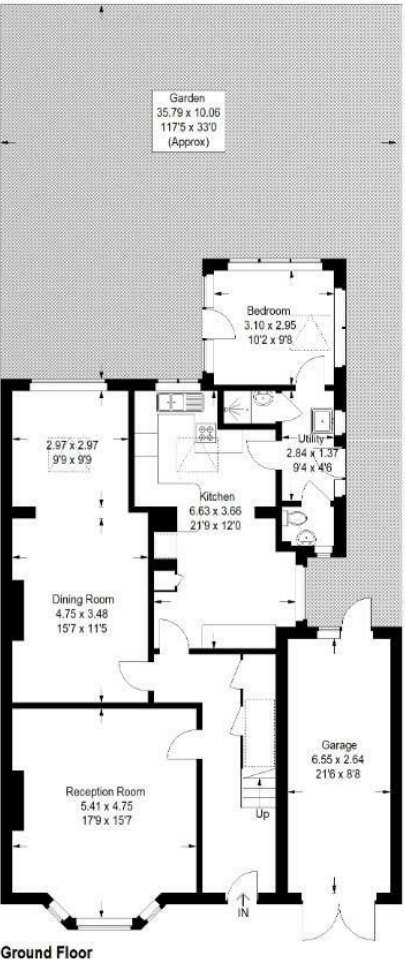
Floorplan

Aldersmead Road, BR3

Approximate Gross Internal Area
(Excluding Eaves)
218.1 sq m / 2347 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 236.0 sq m / 2540 sq ft



Reduced headroom below 1.5 m / 5'0"



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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