



CURRAN & PINNER

A charming detached house  
situated on the corner...

**Den Close, BR3**  
**£559,950** Freehold

[curranpinner.co.uk](http://curranpinner.co.uk)



### Kitchen

3.86m x 3.18m (12' 8" x 10' 5")

### Lounge (Reception)

7.90m x 4.23m (25' 11" x 13' 11")

### Dining Room

4.62m x 2.53m (15' 2" x 8' 4")

### Bedroom one

5.17m x 4.24m (17' x 13' 11")

### Bedroom two

4.25m x 2.50m (13' 11" x 8' 2")

### Bedroom three

2.81m x 2.65m (9' 3" x 8' 8")

### Bedroom four

2.67m x 2.53m (8' 9" x 8' 4")

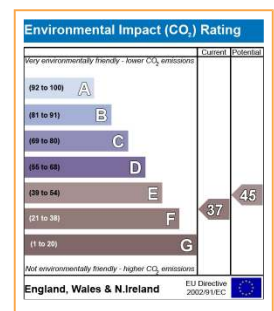
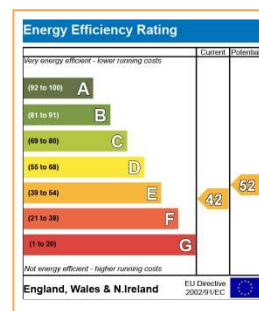
...of Den Close & (facing) Hayes Lane, offering character filled accommodation which is located within the vicinity of the popular Highfield Primary Schools with the Langley Park Secondary Schools being less than a mile away.

The accommodation comprises an attractive central entrance with painted low level wood paneling continuing to the staircase and landing, an elegant 26 ft double aspect reception room with exposed wood floors throughout and ornate stone fireplace. The generous separate dining room is also double aspect. The kitchen has painted units with integrated stainless steel cooking appliances plus dishwasher. Finally the downstairs cloakroom off the entrance hall is appointed with marble tiling and white suite.

On the first floor there are 4 bedrooms with the 2 largest rooms being double aspect with leaded light windows to both the front and side. The bathroom and separate WC are both located off the landing.

There is a gravel driveway approached via Den Close providing off road for several cars. The garage is currently used as a playroom with double glazed window and door to side but could easily be re-instated to its original purpose.

The main garden is to the side of the property extends to approximately 65 ft and offers a paved terrace with brick built barbecue.



#### Please Note

We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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