



**BEANSHAW, MOTTINGHAM, LONDON**

**RENT £1,300 PCM**

**\*NEWLY REFURBISHED\*** Spacious 3 double bedroom & 2 separate reception rooms semi-detached house situated in a popular location, Walking distance to Chislehurst High Street and close to station, GF WC & newly fitted family bathroom, newly fitted kitchen, New Double Glazing & Rewired, Availability NOW

**FEATURES INCLUDE:**

- 3 Bedrooms Semi-detached House
- Convenient for Chislehurst High Street
- GCH & New DG
- 2 Reception Rooms
- Easy Reach of Rail Stations
- Availability TBA
- Downstairs W.C.
- Refurbished Throughout
- EER - E

REF 12080

**The accommodation comprises:**

Beanshaw, London

**ENTRANCE HALL** Glazed paned front door. Double Glazed windows to side. Under stairs storage cupboard. Radiator.

**RECEPTION 1** 14' 7" x 14' 2" (4.44m x 4.32m) Double Glazed Bay window to front. Radiator. Feature fireplace with back boiler. Glazed paned double doors leading to reception 2.

**RECEPTION 2** 11' 3" x 8' 6" (3.43m x 2.59m) Double Glazed window to rear. Radiator.

**KITCHEN** 11' 1" x 8' 10" (3.38m x 2.69m) Double Glazed window to rear. Radiator. Range of matching Wall and base units with work surfaces over, Tiled splash backs, built in oven & hob Larder cupboard. Plumbed for washing machine. Stainless steel sink and drainer with mixer tap, door to side access leading to garden & ground floor WC

**LOBBY** Glazed door to side.

**WC** Double Glazed window to side. Low level WC, wash hand basin

**LANDING** Double Glazed window to side. Access to loft

**BEDROOM 1** 14' 2" x 12' 0" (4.32m x 3.66m) Double Glazed window to front. Radiator. Feature fireplace. Built-in storage cupboard.

**BEDROOM 2** 13' 7" x 10' 2" (4.14m x 3.1m) 2 x Double Glazed windows to rear. Radiator. Built-in cupboard housing hot water cylinder.

**BEDROOM 3** 9' 0" x 8' 9" (2.74m x 2.67m) Double Glazed window to front. Radiator. Built-in storage cupboard.

**BATHROOM** Double Glazed window to rear. Radiator. Panelled bath with mixer taps, Pedestal wash hand basin. Low level WC. Fully tiled walls

**GARDEN** Side access. Laid to lawn. Garden shed.

**MEASUREMENTS** Please note that all measurements are approximate.

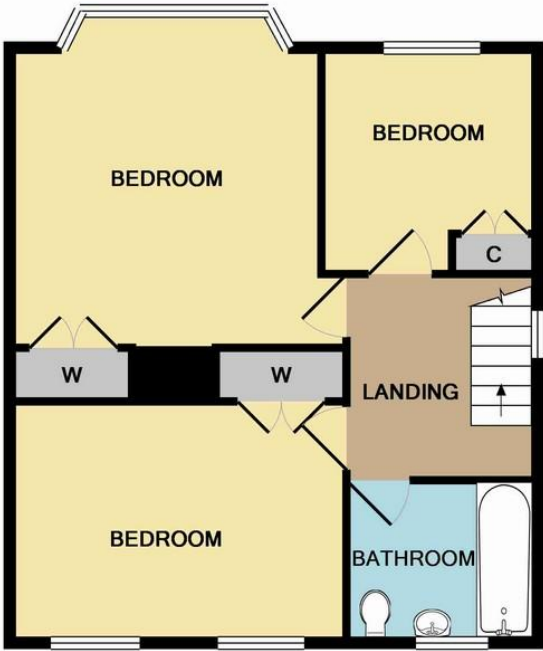
**VIEWING COCKBURN - MOTTINGHAM - 020 8857 8857**  
38 Mottingham Road, Mottingham, London SE9 4QR







GROUND FLOOR

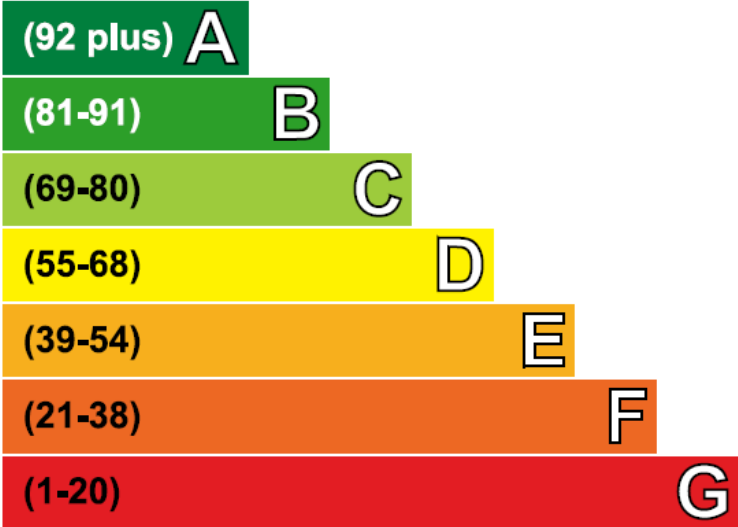


1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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# Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
49	85