



# homezone

**£2,350 Per Calendar Month**

**9 Langley Road**

Beckenham, BR3 4AE

- PERIOD SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- BEAUTIFUL WHITE/GREY KITCHEN SUITE
- TWO SPACIOUS RECEPTIONS
- MODERN FAMILY BATHROOM
- BEAUTIFUL REAR GARDEN
- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO ELMERS END TRAIN/TRAM
- CLOSE TO GOOD SCHOOLS
- OFFERED PART-FURNISHED/AVAILABLE 5TH JULY



## Homezone Property Services

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Located in a quiet & popular residential road, close to local amenities including shops, restaurants, bars and public transport/Elmers End station, we are delighted to offer for let this beautifully presented three double bedroom period semi-detached home.

The property comprises a spacious lounge and dining room, large grey/white finish kitchen suite with marble effect worktops, ground floor WC, Two spacious double bedrooms, a generous third bedroom, beautiful black and white bathroom suite and a further first floor separate WC.

To the front of the property is off road parking for two cars, and to the rear is a beautifully landscaped garden with mature plants, shrubs and trees, a patio area, side access and a large storage shed to the rear.

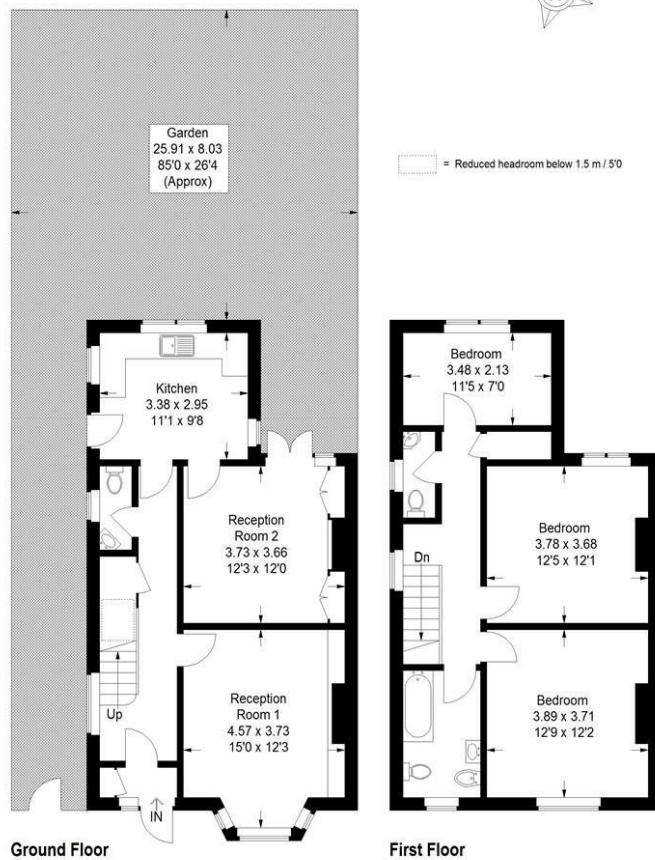
Elmers End station is within a 5 minute walk and the Tesco superstore is equally close by. Local schools include Marian Vian primary School & Eden Park High School. Beckenham town centre is also within easy reach.

Offered part-furnished and available from 5th July.



## Langley Road, BR3

Approximate Gross Internal Area  
111.0 sq m / 1195 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1091089)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.