



homezone

Offers In Excess of  
£600,000 Freehold

1 Eden Park Avenue

Beckenham, BR3 3HN

- FOUR BEDROOM 1930'S EXTENDED END OF TERRACE
- TWO RECEPTION ROOMS
- CONTEMPORARY GROUND FLOOR SHOWER ROOM/UTILITY ROOM
- VICTORIAN BATHROOM SUITE WITH ROLL TOP BATH
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DOUBLE GARAGE/WORKSHOP
- IDEALLY LOCATED FOR SHOPS, RESTAURANTS & DOCTORS SURGERY
- LOCAL SCHOOLS INCLUDE MARION VIAN PRIMARY, LANGLEY PARK BOYS/GIRLS AND EDEN PARK HIGH SECONDARIES
- 10 MINUTES WALK TO ELMERS END RAILWAY/TRAM STATION
- 15 MINUTES WALK TO BECKENHAM HIGH STREET



### Homezone Property Services - Beckenham

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We are delighted to offer this extended four-bedroom 1930's end of terrace family home. This charming, well-presented property offers flexible accommodation with two reception rooms on the ground floor together with an additional room that can function as a bedroom or study for those wishing to work from home. A ground-floor shower room/utility room is particularly useful for those with teenagers or extended families. Upstairs, are three double bedrooms and a well-appointed Victorian-style family bathroom featuring a desirable roll-top bath.

Further features include attractive period-style fireplaces, picture rails, cornicing, wooden flooring, stained glass windows, double glazing, and gas-fired central heating.

Outside is a well-maintained garden extending to approximately 60' with a decked terrace for entertaining and a lawn with flower and shrub borders. A double garage at the end can easily double as a workshop.

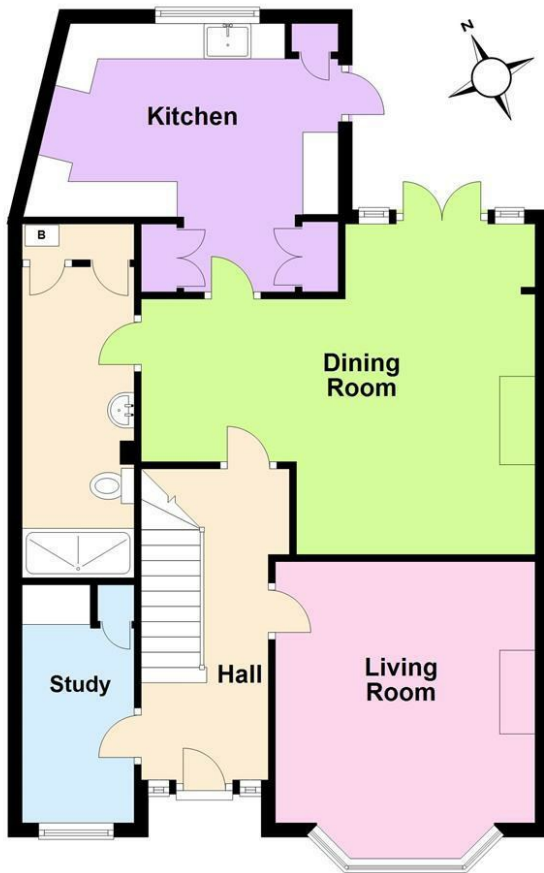
Local schools include Marion Vian Primary, Eden Park High, the Langley Park schools, and Harris Academy Beckenham.

The property is conveniently located for the popular shops and restaurants of Elmers End and within ten minutes walk of Elmers End railway/Tram Station and within a fifteen-minute walk of Beckenham High Street.



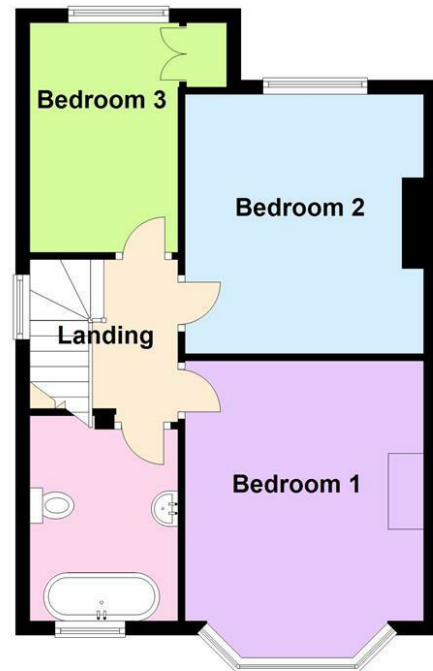
### Ground Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



### First Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 117.2 sq. metres (1261.4 sq. feet)

### **Entrance Hall**

Solid wood panelled front door with leaded glazed vision light and leaded stained glass sidelights. Understairs coats cupboard with light fitting housing fuseboard, gas and electric meters. Radiator, wood flooring, coving, ceiling light fitting. Stairs to first floor.

### **Living Room**

13'8" into bay x 12' into recesses (4.17m into bay x 3.66m into recesses)  
Solid wooden door with decorative opaque glazed panels, uPVC double glazed leaded lattice window to front bay, fireplace with ornate wooden surround, tiled inset and hearth and real coal effect gas fire (untested), picture rail, coving, wood floor, two wall light fittings, ceiling light fitting.

### **Dining Room**

18'2" max x 15'1" max into bay (5.54m max x 4.60m max into bay)  
Solid wooden door with decorative opaque glazed panels, uPVC double glazed French doors to garden, fireplace with ornate wooden surround, cast iron/decorative tiled inset, black marble hearth and coal effect gas fire (untested), two double radiators, picture rail, coving, two ceiling light fitting, laminate wood flooring.

### **Bedroom 4/Study**

10'11" x 5'0" (3.33m x 1.52m)  
Solid wooden door with decorative opaque glazed panels, uPVC double glazed leaded lattice window. Fitted single wardrobe with overhead top box, radiator, coving, wood laminate floor, ceiling light fitting.

### **Kitchen**

12'5" narrowing to 8'11" x 13'11" max (3.78m narrowing to 2.72m x 4.24m max)  
Solid wooden door with decorative opaque glazed panels, uPVC double glazed window to rear, uPVC half glazed door to side, range of wood 'Shaker' style wall, base and display units with recessed downlights. Green stone effect laminate worktops, white 'Butler' sink with brass mixer taps, space for 8 ring gas range cooker with faux chimney breast feature and bespoke mantle incorporating Hotpoint extractor fan. Integrated dishwasher, Integrated fridge and freezer, tiled splashbacks, coving, laminate wood flooring, ceiling light fitting,

### **First Floor Landing**

Leaded, decorative stained glass window to side, picture rail, hatch to loft, ceiling light fitting, fitted carpet.

### **Bedroom 1**

14' into bay x 11'01" into recesses (4.27m into bay x 3.38m into recesses)  
Solid wood panelled door, uPVC double glazed leaded lattice window to front bay, two radiators, cast iron fireplace surround, picture rail, coving, two wall light fittings, ceiling light fitting, stripped wooden floorboards.

### **Bedroom 2**

12' x 11' into recesses (3.66m x 3.35m into recesses )  
Solid wood panelled door, uPVC double glazed window to rear, double radiator, coving, ceiling light fitting, wood laminate flooring.

### **Bedroom 3**

10'6" x 6'10" (3.20m x 2.08m)  
Solid wood panelled door, uPVC double glazed window to rear, built-in wardrobe, radiator, dado rail, recessed down-lights, fitted carpet.

### **Bathroom**

9'04" max x 6'10" (2.84m max x 2.08m)  
Solid wood panelled door, uPVC double glazed opaque leaded lattice window to front. Victorian style white suite comprising pedestal wash hand basin with crosshead taps, low-level WC with high-level cistern, roll top bath with claw feet and chrome mixer tap and handheld shower handset. Half tiled walls, double radiator, airbrick, coving, Artex ceiling, ceiling light fitting, linoleum flooring.

### **Outside**

Well maintained, attractive garden extending to approximately 60' and mainly laid to lawn with shrub and flower borders and fenced boundaries. A decked terrace and paved patio are ideal for entertaining. From an attractive archway, a decked pathway leads to the double garage/workshop. The garage features an electrically operated up and over door and benefits from light and power.

#### **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.