



homezone

Offers In Excess of
£325,000 Leasehold

14 Eden Park Avenue

Beckenham, BR3 3HN

- TWO BEDROOM FIRST FLOOR MAISONETTE
- SPACIOUS CENTRAL LIVING ROOM
- GOOD SIZED SHAKER STYLE KITCHEN
- BATHROOM AND SEPARATE WC
- REAR LOBBY WITH ACCESS TO GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SPACIOUS PRIVATE REAR GARDEN
- HIGHLY POPULAR LOCATION
- CLOSE TO TRANSPORT AND SHOPS
- FOR SALE - CHAIN FREE



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OFFERED FOR SALE CHAIN FREE.

Forming the upper part of the building is this attractive two bedroom maisonette presented in good order throughout and benefiting from a private rear garden accessed via a rear external staircase.

Internally, the property comprises front door and rising carpeted staircase to first floor level, a spacious central living room with balustraded hand rail overlooking the staircase, a spacious double bedroom with bay front and built in wardrobes, a good sized second single bedroom, spacious modern shaker style kitchen suite, white bathroom suite with shower over bath and a separate WC.

The property benefits from neutral decoration throughout, wood laminate flooring, double glazing and gas central heating.

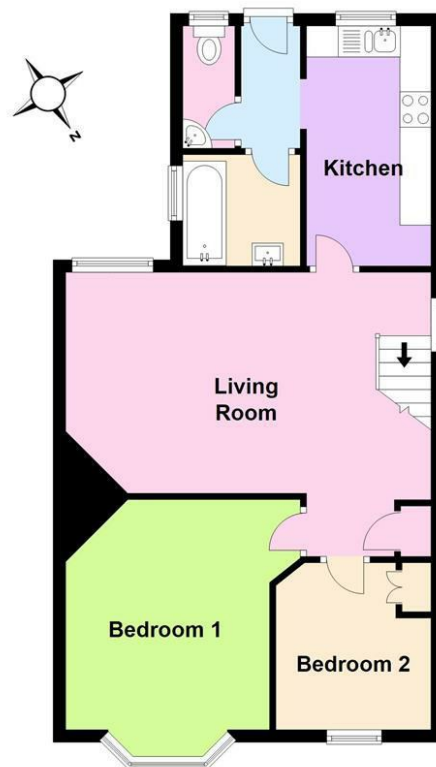
The rear garden is a generous size, paid mainly to lawn with combination of wall and fence boundaries and with a screen of mature trees to side boundary.

Local shops and restaurants are very close by and Tesco's 24 hour superstore is a 5 minute walk away. Local stations is Elmers End for rail and tram and there are public transport links nearby.. The property is also close to Marion Vian primary school.



First Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance

Timber and glazed front entrance door, internal carpeted staircase rising to first floor level, neutral emulsion painted walls, wood rails and bannister/balustrades.

Living Room

19'3 max over staircase x 11'8 (5.87m max over staircase x 3.56m)

Wood laminate flooring, neutral emulsion painted walls, coving to ceiling, cable lighting, double radiator, two UPVC double glazed windows (one to rear, one to side), large storage cupboard housing gas boiler.

Kitchen

12'4 x 6'6 (3.76m x 1.98m)

Tile effect vinyl flooring, a range of wood effect shaker style kitchen cabinets with dark colour high gloss worktops, walls mainly tiled with one wall neutral emulsion painted, built in electric oven, gas hob and stainless steel extractor hood, stainless steel 1/5 bowl sink and drainer unit with mixer tap, spaces for washing machine and full height fridge freezer, double glazed window.

Bathroom

6'2 x 5'7 (1.88m x 1.70m)

Tile effect vinyl flooring, majority of walls in white tile with blue mosaic high level horizontal border, upper walls emulsion painted, UPVC double glazed window, white bath with electric shower over, pedestal wash basin, ceiling light fitting, small radiator.

Separate WC

5'10 x 2'10 (1.78m x 0.86m)

Tile effect vinyl flooring, part white tiled walls with blue mosaic horizontal border, remainder of walls emulsion painted, low level WC, small corner wall mounted hand basin, small radiator, UPVC double glazed obscured glass window, ceiling light fitting.

Rear Lobby

5'11 x 3'3 (1.80m x 0.99m)

White tile effect vinyl flooring, neutral emulsion painted walls, small double radiator, UPVC double glazed rear door leading out to cast iron staircase that leads down to rear garden.

Master Bedroom

11'10 max plus door recess x 12'9 max bay (3.61m max plus door recess x 3.89m max bay)

Solid wood panelled door, Wood laminate flooring, neutral emulsion painted walls, ceiling coving, double radiator, UPVC double glazed bay window, large modern built in wardrobes, ceiling light fitting, radiator.

Bedroom 2

8'7 x 7'9 (2.62m x 2.36m)

Solid wood panelled door, wood laminate flooring, neutral emulsion painted walls, UPVC double glazed window, built in cupboard to corner, ceiling light fitting, radiator.

Rear Garden

Accessed via a cast iron staircase from the rear of the property and with side gate access, this property enjoys a good sized private area of rear garden mainly laid to lawn with mature trees to side boundary.

Lease / Service Charge / Ground Rent details

Length of Lease : 900+ years remaining on the lease

Service Charges : There are no regular service charges paid. Maintenance is shared as and when required.

Ground Rent : £14.00 per annum.

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.