



homezone

**£425,000 Freehold**

**11 Eden Road**

Beckenham, BR3 4AS

- CHAIN FREE
- VICTORIAN MID TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM/SEPARATE WC
- OPEN PLAN LIVING TO GROUND FLOOR
- MODERN WHITE KITCHEN SUITE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- MARIAN VIAN PRIMARY/EDEN PARK HIGH SCHOOLS NEARBY
- PRIVATE REAR GARDEN
- CLOSE TO ELMERS END RAILWAY/TRAM STATION



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## CHAIN FREE

Located in a quiet residential road close to Elmers End station and within easy reach of Beckenham town centre is this attractive and beautifully presented two double bedroom terraced Victorian property with a spacious open plan layout to ground floor.

The property is presented modernly throughout, with recently installed kitchen and bathroom and neutral decoration, together with wood effect ceramic tiled flooring.

There is a secluded private rear garden approx. 35ft in length mainly laid to crazy paved patio.

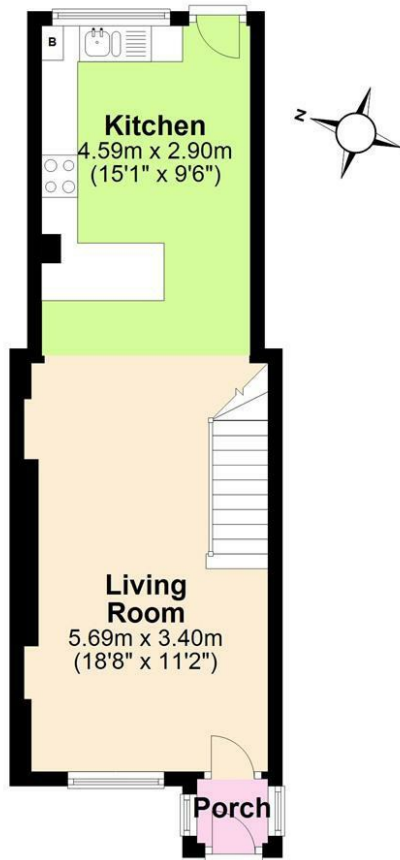
Other benefits include double glazing, gas central heating, modern neutral decoration throughout and attractive bathroom and kitchen suite.

Marian Vian primary school and Eden Park High School are both within a short walk of the property.



### Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 66.6 sq. metres (716.8 sq. feet)

### **Entrance Porch**

Solid wood painted front door with leaded glass panels, brick wall to lower parts with glazed upper parts, tiled floor, ceiling light fitting, solid wood painted door with leaded glass panels entering into property.

### **Living & Dining Area**

Grey emulsion painted walls with ornate coving, wood effect ceramic tiled flooring, open staircase with carpeted steps, double glazed window to front, radiator, two ceiling light fittings, further small radiator close to kitchen area, open to kitchen.

### **Kitchen/Breakfast Bar**

Wood effect ceramic tiled flooring, Light grey emulsion painted walls with ornate coving, ceiling light fitting, white gloss kitchen suite with high quality wood grain effect worktops including an extended large breakfast bar area, electric oven and gas hob, glass splash panel to rear of hob, stainless steel extractor hood, spaces for appliances, gas boiler, double glazed window to garden, stable style solid wood back door leading to garden,

### **Master Bedroom**

Solid wood panelled door, wood effect laminate flooring, white emulsion painted walls, double glazed window, radiator, ceiling light fitting.

### **Bedroom 2**

Solid wood panelled door, wood effect laminate flooring, double glazed window, radiator, ceiling light fitting, dado rail with grey emulsion to lower walls and white emulsion to upper, ornate coving.

### **Bathroom**

Solid wood panelled door, cream colour natural stone effect polished floor tile, pedestal wash basin, bath with shower mixer tap over, storage cupboards, chrome heated towel rail, skylight velux window, white tiled walls with chrome mosaic border tile, spot lights.

### **Separate WC**

Solid wood panelled door, cream colour natural stone effect polished floor tile, WC, white gloss vanity unit with small top mounted wash basin, skylight window, white emulsion walls, extractor fan, spot light.

### **Outside**

A shallow front garden with walled boundary and wrought iron gate, and some mature shrubs and bushes.

The rear garden is approximately 35ft in length, mainly paved with crazy paving, fenced boundaries, steps up to a patio area to rear, raised planting bed to left boundary.

#### **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.