



homezone

**£560,000 Freehold**

**32 Eden Park Avenue**

Beckenham, BR3 3HN

- CHAIN FREE SALE
- THREE DOUBLE BEDROOM SEMI-DETACHED
- VERY SPACIOUS PROPERTY
- LARGE PLOT / FANTASTIC GARDEN
- TWO SPACIOUS RECEPTION ROOMS
- TWO BATHROOMS
- EXTENDED MODERN KITCHEN
- DETACHED GARAGE AND DRIVE
- CLOSE TO ELMERS END STATION
- CLOSE TO LOCAL SCHOOLS/AMENITIES



### Homezone Property Services - Beckenham

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## CHAIN FREE SALE

An opportunity to acquire a beautiful 1930's three bedroom semi-detached home which is immaculately presented throughout but requiring some updating.

Internally, the property has been extended and includes to the ground floor a spacious bay fronted lounge, a generous dining room, large conservatory, extended attractive fitted kitchen suite and a ground floor wet room bathroom. The first floor offers three double size bedrooms, a shower room with large corner walk in shower enclosure, and a separate WC.

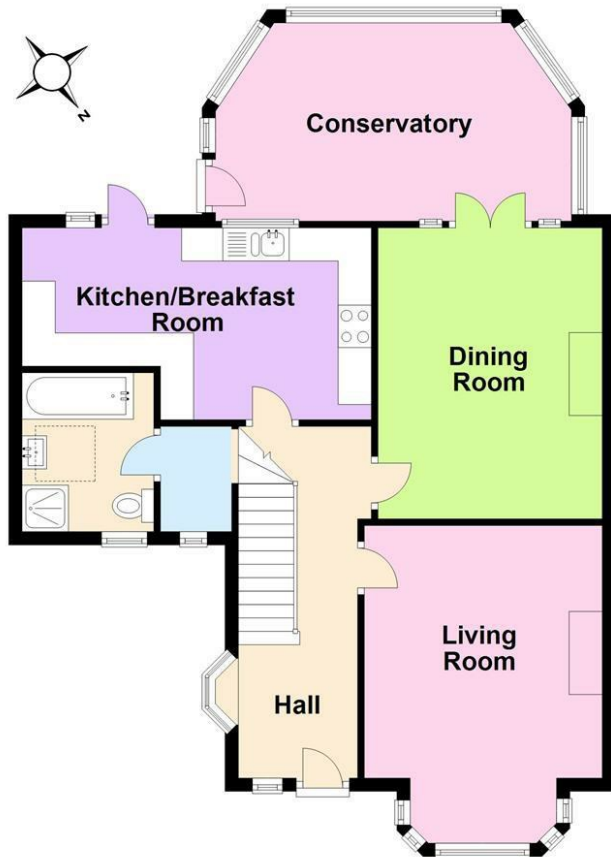
Set on a wide corner plot, this property offers a very spacious and attractive rear garden which offers a wide range of beautiful features, including meandering block paved footpaths that wander around the various areas of the garden, two timber framed pergolas, beautifully laid out planting beds with a wide range of elegant shrubs, bushes and small trees and a gate to the rear that leads through to a detached garage with electric remote controlled up and over door and a paved hard standing driveway which sits behind electric wrought iron gates.

The property is very unique and is located close to local amenities and within easy walk of Elmers End station. Local schools include Marian Vian, Balgowan, Eden Park High School and the Langley Schools.



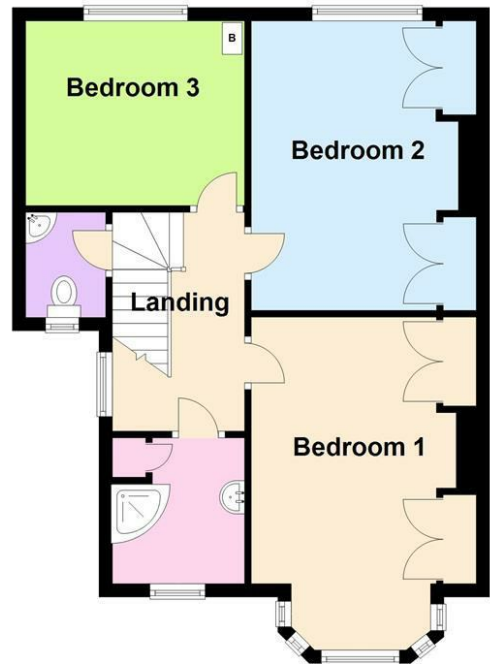
### Ground Floor

Approx. 77.9 sq. metres (838.6 sq. feet)



### First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 132.2 sq. metres (1423.4 sq. feet)

**Entrance Hall**

UPVC double glazed front door with ornamental flank double glazed window, fitted door mat, carpeted flooring, wall paper to walls, picture rail, Oriol bay window to side, neutral carpet to stairs, ceiling light fitting, under stairs storage cupboard.

**Lounge**

15'6 max bay x 11'6 max recesses (4.72m max bay x 3.51m max recesses)

White painted panelled door, carpeted flooring, neutral colour wall paper, picture rail, coving, ceiling light fitting, radiator, marble fire place surround with coal effect electric fire, UPVC double glazed bay windows.

**Dining Room**

14'1 x 11'0 max recesses (4.29m x 3.35m max recesses)

White painted panelled door, carpeted flooring, neutral wall paper to walls, picture rail, coving, ceiling light fitting, radiator, marble fire place surround with coal effect electric fire, fitted recess shelving, double glazed French doors leading to conservatory

**Conservatory**

16'7 max x 9'3 max (5.05m max x 2.82m max)

UPVC double glazed windows and door, electric powered roof window vents, wall light fitting, tiled floor, electric heating, roof blinds.

**Kitchen**

18'2 max x 9'2 max, reducing to 5'10 (5.54m max x 2.79m max, reducing to 1.78m)

Glass panelled door from hallway, neutral colour floor tiling, yellow emulsion painted walls, cream colour substantial fitted kitchen suite with solid wood Butcher block worktops, electric hob with extraction above, high level oven, double glazed sliding window to conservatory and hardwood framed double glazed Velux window to sloping ceiling, double glazed door to garden, ceiling light fitting.

**Ground Floor Bathroom**

Lobby area with storage cupboard between hallway and panelled door to bathroom, tiled floor, walk-in white bath, wall mounted wash basin, wall fitted shower unit with wet room style shower and floor drainage inset into the floor tiles, concealed cistern WC, fully tiled walls in neutral stone effect tile, UPVC double glazed window and hardwood framed double glazed Velux window to sloping ceiling.

**Master Bedroom**

15'11 max bay x 11'3 max recesses (4.85m max bay x 3.43m max recesses)

White painted panelled door, neutral carpet, wall paper, picture rail, coving, two built in wardrobes with panelled doors, UPVC double glazed bay window, ceiling light fitting, radiator.

**Bedroom 2**

14'1 x 11'0 max recesses (4.29m x 3.35m max recesses)

White painted panelled door, neutral carpet, wall paper to walls, picture rail, coving, two built in wardrobes with panelled doors, radiator, ceiling light fitting, UPVC double glazed window.

**Bedroom 3**

10'9 x 9'4 (3.28m x 2.84m)

White painted panelled door, neutral carpet, wall paper to walls, UPVC double glazed window, radiator, ceiling light fitting, gas boiler.

**Shower Room**

6'6 max x 5'5 max (1.98m max x 1.65m max)

White panelled door, wood effect vinyl flooring, two tone white and blue wall tile, pedestal was basin, large corner shower enclosure with wall integrated shower mixer, airing cupboard, UPVC double glazed window, radiator, ceiling light fitting.

**Separate WC**

5'1 x 3'7 (1.55m x 1.09m)

White painted panelled door, wood effect vinyl flooring, part tiled walls, remainder emulsion painted, UPVC double glazed window, ceiling light fitting, WC, small wall mounted corner basin.

**Outside**

To the front is a paved garden with fenced boundary and a wrought iron entrance gate. There is a side access towards the rear garden through a locked gate. To the rear is a beautifully landscaped garden which benefits from a paved patio area, a wonderful run of block paving pathways that meander through the various sections of garden amongst the mature shrubs and bushes and through two timber pergolas. The garden is approximately 60ft deep by approx 45ft wide, with fenced boundaries. There is a side gate out to the pavement, and there is a further gate to the rear which leads to the private detached garage measuring internally 20'0 max x 11'0 max, with powered remote controlled up and over door. To the front of the garage is a block paved hard-standing which is behind two wrought iron electric remote operated gates.

**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.