



homezone

£600,000 Freehold

92 Eden Park Avenue

Beckenham, BR3 3HW

- BRIGHT, SPACIOUS THREE BEDROOM 1930'S SEMI DETACHED FAMILY HOME
- NEW ROOF INSTALLED 2018
- CHAIN FREE
- ORIGINAL PERIOD FEATURES INCLUDING EXQUISITE STAINED GLASS WINDOWS & PARQUET FLOORING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUTH WEST FACING GARDEN OF 126' (38.4M) APPROX. BACKING ONTO PLAYING FIELDS
- GARAGE & FLAGSTONE PAVED DRIVEWAY
- CATCHMENT FOR LANGLEY PARK SCHOOLS & EDEN PARK HIGH
- 13 MINUTES WALK TO ELMERS END RAILWAY STATION & 17 MINUTES WALK TO BECKENHAM HIGH STREET
- CONVENIENT FOR DAVID LLOYD SPA, CREASE PARK & HARVINGTON WOODS



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A wonderful project to get your teeth into. Generously proportioned rooms with original features, gloriously long, south-west facing garden backing playing fields, a handsome flagstone paved driveway and garage, and in the coveted Langley School catchment area.

This gorgeous house is looking for new owners to breathe new life into it and create special memories. It's right in the heart of the community, minutes walk from fantastic recreational facilities including Beckenham Rugby Club, Crease Park, the highly popular David Lloyd Spa, and the much-loved Harvington Woods. A walk of 17 minutes will take you to either Beckenham High Street or the trendy sociable Park Langley Parade both with an abundant eclectic mix of independent shops and eateries.

If you need to commute to London, Elmers End Railway and Tram Station are 13 minutes walk away. For your everyday food shopping needs, Tesco Superstore is a couple of minutes by car or bus.

Other nearby schools include Langley Primary, Marion Vian Primary and Eden Park High School.

Call to book your viewing now!



Eden Park Avenue, BR3

Approximate Gross Internal Area (Excluding Shed)

Ground Floor = 56.3 sq m / 606 sq ft

First Floor = 53.7 sq m / 578 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 122.4 sq m / 1317 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. (ID:992961)

Entrance Porch

White uPVC double-glazed sliding porch door, tiled floor.

Entrance Hall

Painted wooden panelled front door with stained glass, double radiator, alarm panel, understairs cupboard housing fusebox, gas and electric meters, part coir matting/engineered oak flooring, ceiling light fitting.

Living Room

Wooden painted panelled door, white aluminium framed double glazed window to front bay with modern stained glass top lights, brick fireplace surround with tiled hearth, double radiator, parquet flooring, ceiling light fitting, coving.

Dining Room

Painted wooden panelled door, white aluminium framed double glazed french doors to rear, double radiator, parquet flooring, ceiling light fitting, coving.

Cloakroom/WC

Wooden painted panelled door, white suite comprising low-level WC, wall mounted wash hand basin, tiled walls, tiled floor, air vent, ceiling light fitting

Kitchen

Wooden painted panelled door, uPVC double glazed door to rear with side and top lights, high gloss cream wall and base units with granite effect laminate worktops incorporating stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, Bosch electric oven, Belling 4 ring electric hob with Zanussi extractor hood, tiled splashbacks, Baxi combination boiler, limestone effect tiled floor, ceiling light fitting.

Landing

Stained glass window to side with secondary glazing, handrail, hatch to loft, fitted carpet, ceiling light fitting.

Bedroom 1

Wooden painted panelled door, white aluminium framed double glazed windows with modern stained glass top lights to front bay, two double radiators, fitted wardrobe, air vent to chimney

breast, two ceiling light fittings, coving, fitted carpet.

Bedroom 2

Painted wooden panelled door, white aluminium framed double glazed window to rear, double radiator, coving, ceiling light fitting, fitted carpet.

Bedroom 3

Painted wooden panelled door, white aluminium framed double-glazed window with modern stained glass top lights, built-in cupboard, double radiator, air vent, ceiling light fitting, oak effect laminate flooring.

Bathroom

Painted wooden panelled door, opaque white aluminium framed double glazed window to rear, airing cupboard, panelled bath with hand-held shower attachment and mixer tap, pedestal wash hand basin with chrome cross head taps, limestone effect laminate flooring, double radiator, air vent, chrome heated towel rail, part tiled walls, coving, ceiling light fitting.

Separate WC

Wooden painted panelled door, opaque window to side, low-level WC, air vent, ceiling light fitting, limestone effect laminate flooring.

Outside

Front: Flagstone paved driveway, brick wall with wrought iron gate, shared driveway to garage, fenced boundary.

Rear Garden: Paved patio, lawn with mature shrub borders, mature trees, backing playing fields, two sheds, outside tap.

Garage

Semi-detached, up and over door, side door to garden, light and power.

EPC

Band: D.

Council Tax

London Borough of Bromley.
Band: E.

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.