



Eden Park Avenue, Beckenham, BR3 3JW  
Guide price £550,000 Freehold

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Offered to the market with no forward chain is this three bedroom terrace house set within a short walk of Eden Park Station, Harris Academy Primary & Secondary education facilities, the lovely Kelsey Park and 0.7 mile of the sought after Langley Park Schools. The home offers scope for expansion, whether that be a loft conversion or ground floor, as many of the neighbouring homes have done this.

Accommodation includes, entrance hall, 26' living/dining room, kitchen with door to rear garden, three bedrooms, larger than average landing, bathroom & separate WC. Externally the front garden is block paved with flower beds & the rear garden is mainly paved with flower beds, two sheds and a greenhouse.

Please note that a member of The Homes Group is a relation of the late owners of this home & probate has been granted.

#### Entrance Hall

#### Living/Dining Room

26'8" into bay x 11'3" extending to 11'10" (8.13m into bay x 3.43m extending to 3.61m)

#### Kitchen

8'8" x 6'11" (2.64m x 2.11m)

#### Landing

#### Bedroom One

13'7" into bay x 9'8" to wardrobes (4.14m into bay x 2.95m to wardrobes)

#### Bedroom Two

12'11" x 9'1" to wardrobes (3.94m x 2.77m to wardrobes)

#### Bedroom Three

7'10" x 7'6" (2.39m x 2.29m)

#### Bathroom

#### Separate W.C.

#### Rear Garden

#### Front Garden

#### Garage

#### Tenure - Freehold

#### Council Tax - Band E

#### Personal Interest Declaration





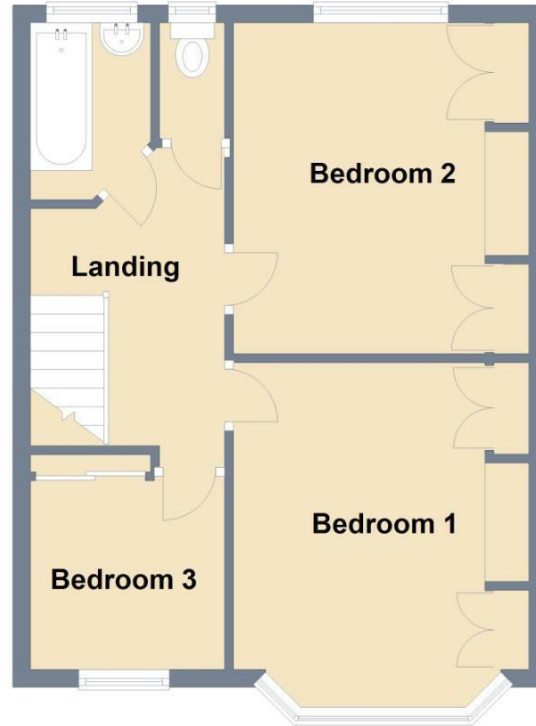
### Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)

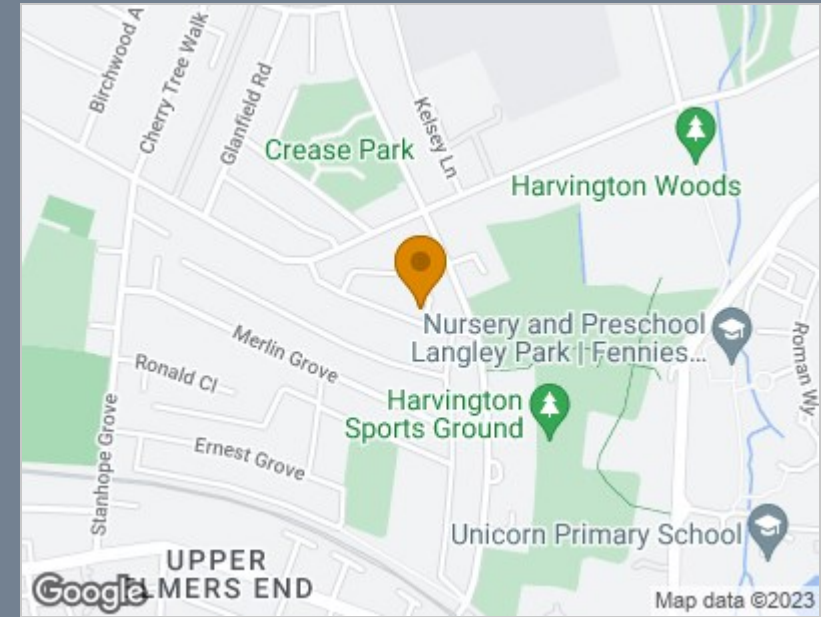


### First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 83.9 sq. metres (903.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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