



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

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





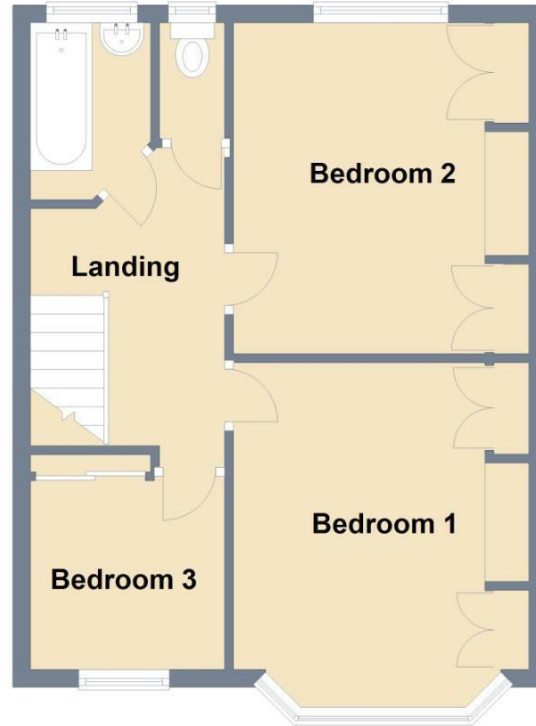
Ground Floor

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) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.