



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





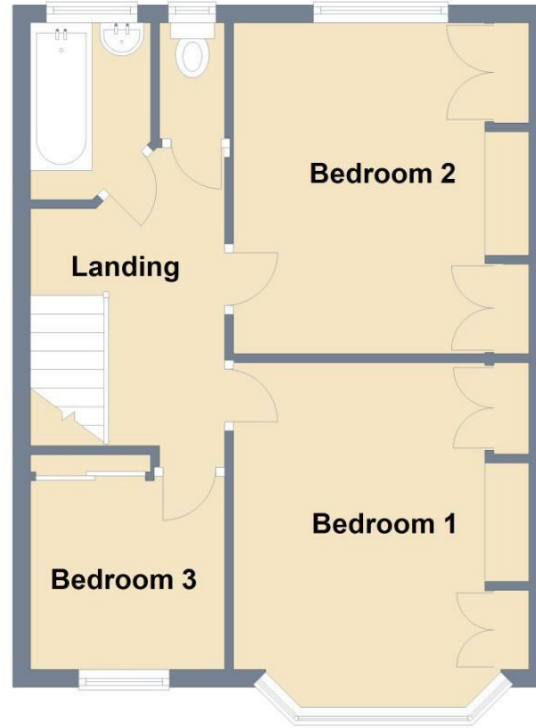
Ground Floor

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

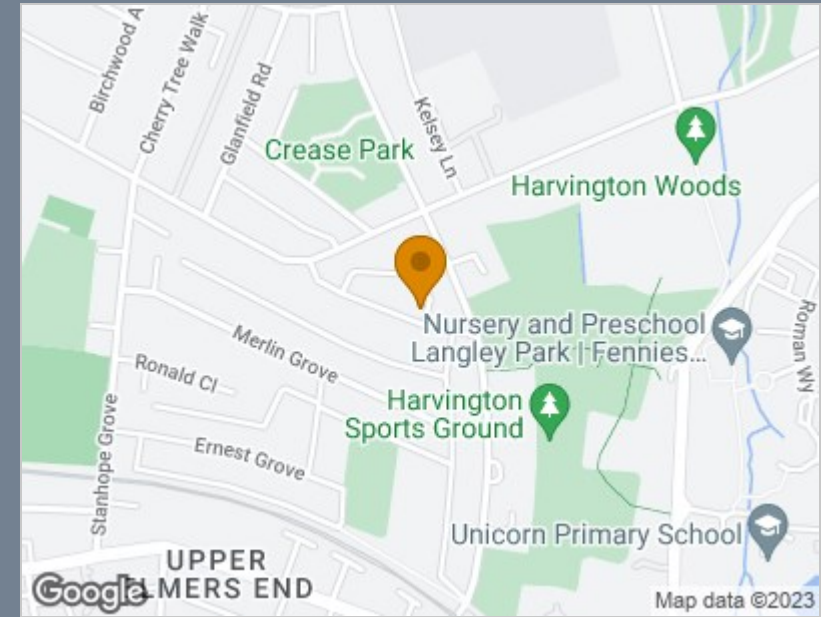


First Floor

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



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



Energy Efficiency Rating	
	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	
(1-20) G	
Not energy efficient - higher running costs	
25	
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.

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