

Eden Park Avenue, Beckenham, BR3

Total Floor Area: 122.2 m<sup>2</sup> ... 1316 ft<sup>2</sup>

Measurements are approximate,  
not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

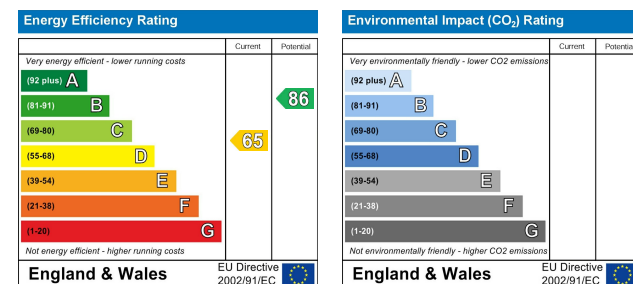


# Charles Eden

ESTATE AGENTS

209, Eden Park Avenue, Beckenham, BR3 3JW  
Guide Price £650,000 Freehold

MAP



Sold by Charles Eden. Pleasantly situated in the popular mid section of Eden Park Avenue this a three bedroom, two reception family home with 60ft garden to the rear of which is a 23'8 x 11'2ft garage with an enclosed parking area accessed from Village Way. Within 0.9 of a mile of Beckenham High Street and under 0.75 of a mile from Langley Park Schools

FULL WALKTHROUGH VIDEO VIEWING AVAILABLE - PLEASE RING TO REQUEST THE LINK - NB This is not the brief slide show clip shown on the web.



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This family home has 2 reception rooms and a fitted kitchen to the ground floor with three bedrooms, a bathroom with shower and a separate WC to the first floor. Outside is a pleasant 60ft garden to the rear of which is a generous 23'8 x 11'2 ft garage approached through a private gated area providing further parking off Village Way.

A sought after part of Eden Park Avenue being about 0.9 of a mile from Beckenham High Street with its good selection of shops, and restaurants. The favoured Langley Park Schools are within .75 of a mile (catchments should be checked) with Eden Park High School a similar distance. Eden Park Station is under 0.5 of a mile.

#### ENCLOSED PORCH

Leaded light door and window to front.  
Part glazed panel door and stained glass window to front leading into:

#### HALLWAY

Understairs storage cupboard housing meters, radiator housed in decorative cover, fitted carpet.

#### LOUNGE 14'10 x 11'11

Double glazed leaded light bay window to front, coved ceiling, marble fireplace, gas point, radiator, fitted carpet.

#### DINING ROOM 12'8 x 10'4

Double glazed double doors and windows to rear leading out to garden, coved ceiling, radiator, fitted carpet.

#### KITCHEN 10'7 x 8'4

Double glazed window and part double glazed door to rear, coved ceiling, recessed spot lights to ceiling, range of wall and base units with worksurfaces over, tiled splash backs, 1 1/2 bowl sink and drainer with mixer tap, four ring gas hob with chimney hood over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, electric double oven, cupboard housing Glow Worm boiler, tiled floor.

#### STAIRS TO FIRST FLOOR

Fitted carpet.

#### LANDING

Access to loft with retractable ladder, airing cupboard housing insulated hot water tank and shelving, radiator, fitted carpet.

#### BEDROOM ONE 15'2 x 9'11

Double glazed leaded light bay window to front with low level fitted cupboards, coved ceiling, two double fitted wardrobes with cupboards over and dressing table in between, radiator, laminate wood floor.

#### BEDROOM TWO 12'9 x 8'6

Double glazed leaded light window to rear, coved ceiling, two fitted double wardrobes with cupboards over and in between, radiator, fitted carpet.



#### BEDROOM THREE 8'5 x 7'0

Double glazed leaded light window to front, radiator, laminate wood floor.

#### BATH/SHOWER ROOM

Opaque double glazed window to rear, coved ceiling, recessed spot lights to ceiling, paneled bath with mixer tap, shower cubicle, wash hand basin with mixer tap, inset in vanity unit, chrome ladder style heated towel rail, fully tiled walls, vinyl tiled effect flooring.



#### SEPERATE WC

Opaque double glazed window to rear, coved ceiling, recessed spot light to ceiling, low level WC, fully tiled walls, vinyl tiled effect flooring.

#### OUTSIDE

#### REAR GARDEN 60' paced excluding garage

Paved patio adjacent to house with path leading to garage, mainly laid to lawn with shrubs.

#### FRONTAGE

Block paved with off street parking for two cars.

#### GARAGE 23'8 x 11'2

Large garage with electric up and over door, light & power, sliding personal door to garden,

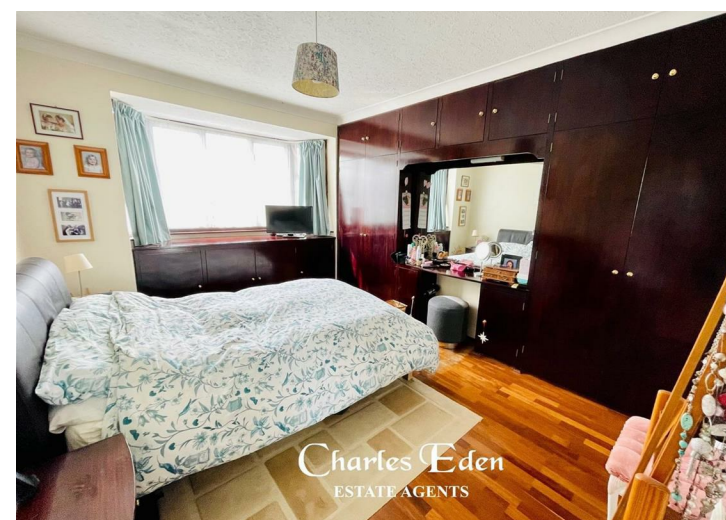
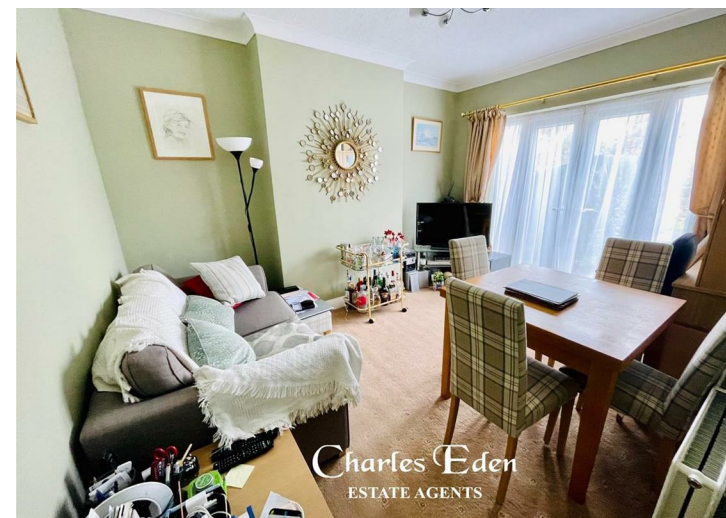


#### ENCLOSED PARKING AREA 19'10 x 12'5

Accessed via double gates from Village Way this area of hardstanding is a useful space which leads to the garage.

#### COUNCIL TAX E

#### EPC RATING D



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