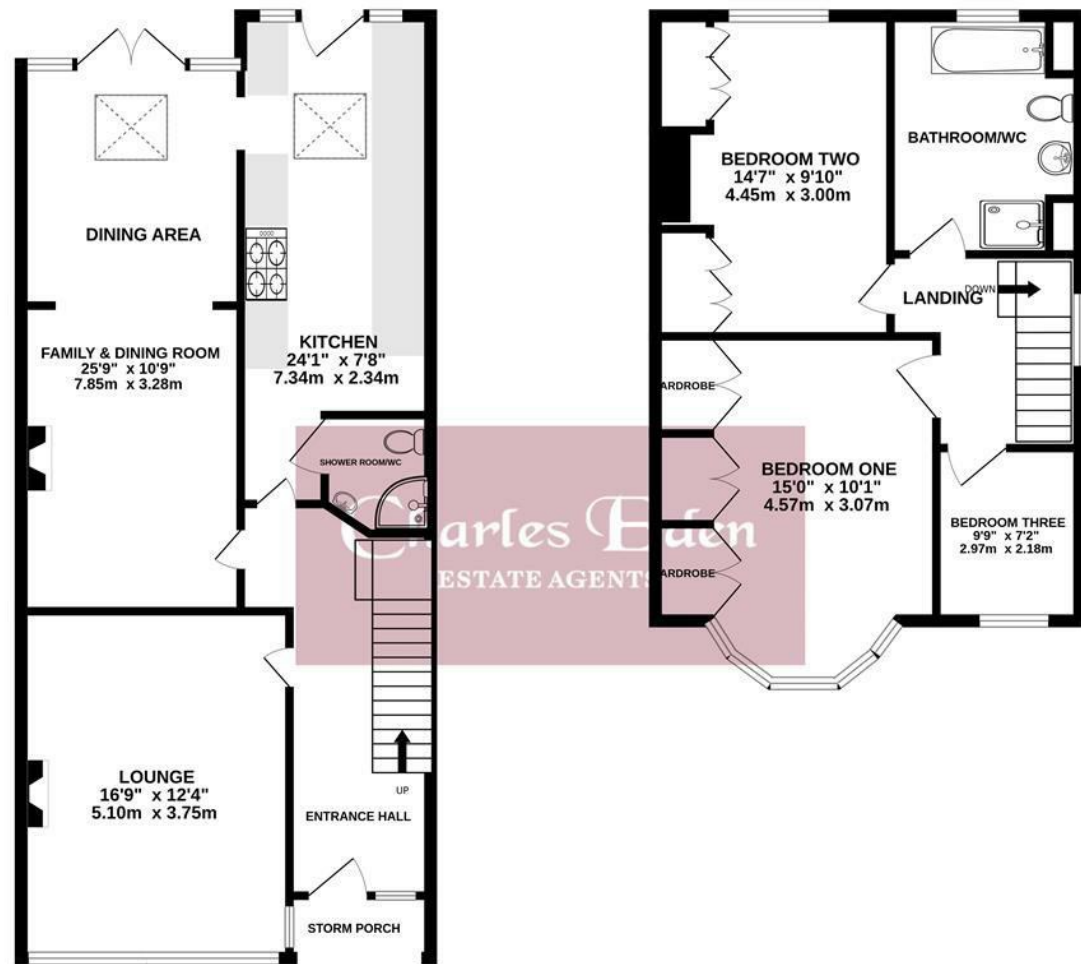


GROUND FLOOR

1ST FLOOR



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA: 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Charles Eden

ESTATE AGENTS



115, Eden Way, Beckenham, BR3 3DW
Guide Price £750,000 Freehold

MAP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Charles Eden are proud to present this delightful three bedroom end terrace home with superb ground floor full width extension overlooking the rear garden. The property is conveniently located in close proximity to Langley Park primary, Boys & Girls secondary schools. Eden Park BR station is approx. 0.1 miles away serving trains to Charing Cross/London Bridge.

CHAIN FREE. Viewing highly recommended.



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STORM PORCH

Wood door, double glazed stained glass leaded light windows to front leading into:

ENTRANCE HALL

Ornate coved ceiling, storage cupboard, traditional column radiator, fitted carpet.

CLOAKROOM/WC

Recessed spot lights to ceiling, coving, shower cubicle, wash hand basin, low level WC, part tiled walls, heated ladder style towel rail, extractor fan, flooring.

LOUNGE 12'03 x 16'09

Half bay double glazed windows to front, ornate coving, picture rails, shelving to one alcove, original feature fireplace with surround, hearth and open fire, radiator, fitted carpet.

OPEN PLAN FAMILY / DINING ROOM 10'09 x 25'09

FAMILY ROOM AREA

Picture rails, wood log burner and marble hearth, traditional column radiator, American oak herringbone wood flooring. Square arch opening to:

DINING ROOM AREA

Double glazed French doors with double glazed windows to sides, double glazed roof light, recessed spot lights to ceiling, built-in cupboards to one wall, traditional column radiator, 'Herringbone American Oak' wood flooring. Square arch opening to:

KITCHEN 24'01 x 7'08

Double glazed door with double glazed windows to sides, double glazed roof light, spot lights, coved ceiling, range of wall and base units with worksurfaces over, stainless steel double drainer double sink unit with mixer tap, spaces for: washing machine, dishwasher, 'Range' cooker with 6 burner gas hob, and cooker hood over, fridge freezer, 'Worcester' boiler (not tested by Charles Eden), vertical radiator, Karndean wood effect flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Double glazed leaded light stained glass window to side, ornate coving, access to loft with retractable ladder, hot water tank, fitted carpet.

BEDROOM ONE 15'0 x 10'01

Double glazed bay window to front, recessed spot lights to ceiling, ceiling fan, picture rails, range of built-in wardrobes to one wall, double radiator, fitted carpet.

BEDROOM TWO 9'10 x 14'07

Double glazed window to rear, two drop down lights, range of built in wardrobes with open shelves to one wall, radiator, stained wood floorboards.

BEDROOM THREE 7'02 x 9'09

Double glazed window to front, radiator, fitted carpet, fitted cupboard and shelving

BATHROOM/WC

Double glazed stained glass window to rear, ornate coving, shower cubicle, paneled bath with shower mixer tap, pedestal wash hand basin with mixer tap, low level WC, two recessed spot lights over mirror, recessed shelves, part tiled walls, traditional column radiator, vinyl flooring.

OUTSIDE

GARDEN

Mainly laid to lawn with shrubs, patio adjacent to rear of house, wall lights, outside tap, pathway leading to rear patio with pond and outside tap.

DOUBLE GARAGE

Up and over garage doors to front, two double glazed windows and pedestrian wood door to rear, power and light, outside light. Access via vehicular road to rear.

FRONTAGE

Off street parking for 1 car. Gravel driveway with shrub borders.

COUNCIL TAX E

EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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