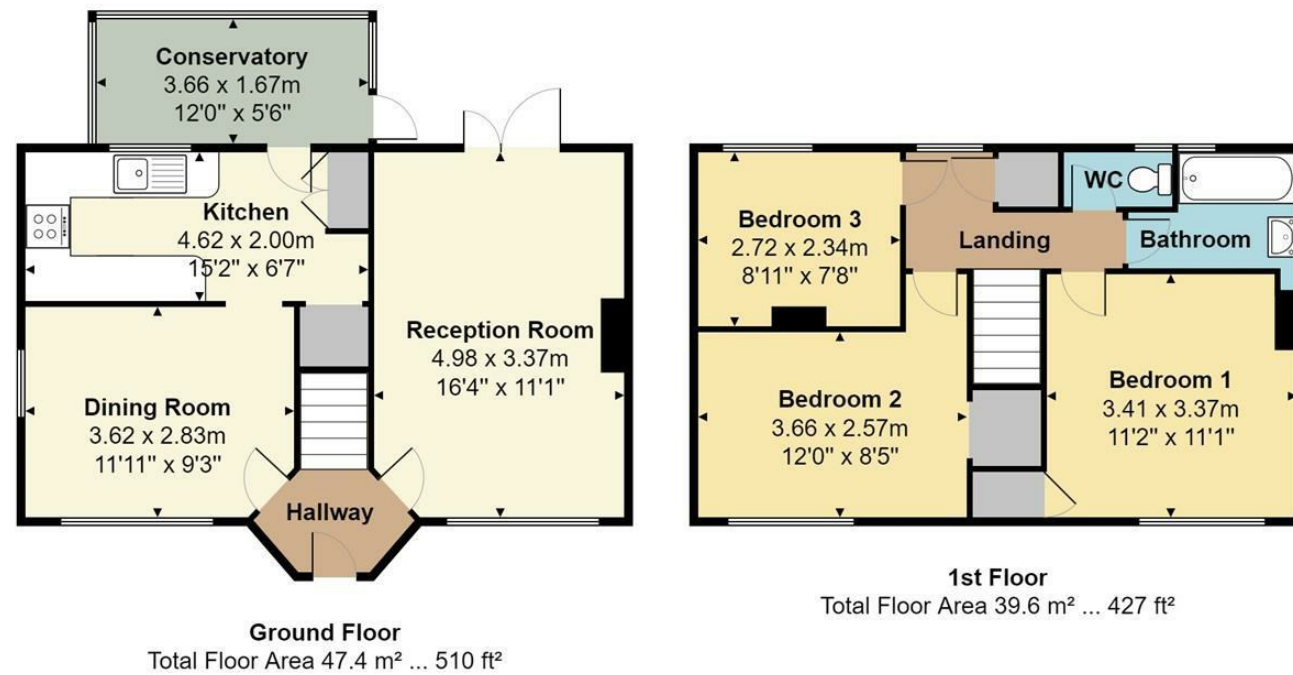


Upper Elmers End Road, Beckenham, BR3

Total Floor Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

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



32, Upper Elmers End Road, Beckenham, BR3 4AN  
Guide Price £535,000 Freehold

MAP



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		87	(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Charles Eden are proud to offer this delightfully presented three bedroom semi detached house in close proximity to both Langley Park and Marian Vian Schools. Conveniently located 0.4miles from Elmers End Station BR and Tram Stop serving London Bridge, Charing Cross and East Croydon/Wimbledon respectively. The property comprises of two spacious reception rooms, three bedrooms, kitchen and upstairs bathroom. Outside there is a rear garden of approx 40ft and a private driveway providing parking to the front and side



020 8663 1964  
[charleseden.co.uk](http://charleseden.co.uk)





This immaculate three bedroom semi detached house is in close proximity to both Langley Park and Marian Vian Schools. It is 0.4miles from the versatile transport links of Elmers End BR and Tram Stop serving stations such as London Bridge, Charing Cross, Wimbledon/East Croydon respectively.

The property boasts a delightful rear garden of approximately 40ft and a private driveway offering parking for 2 to 3 cars to the front and side. The accommodation comprises of two spacious reception rooms and a kitchen to the ground floor with three bedrooms and a bathroom to the first.

**ENTRANCE**

Composite door to front leading into:

**HALLWAY**

Doors to Lounge, Kitchen Diner. Stairs to first floor. Electric meter.

**RECEPTION ROOM 16'4 x 11'1**

Double aspect through room. Double glazed window to front and double glazed French doors to rear leading out to garden, coved ceiling, open recess to fireplace, two radiators, wood effect flooring.

**DINING ROOM 11'11 x 9'3**

Double glazed window to front and side, coved ceiling, radiator housed in ornate cover, wood effect flooring.

**KITCHEN 15'2 x 6'7**

Double glazed window to rear, double glazed door leading out to lean to, range of wall and base units with worksurfaces over, white ceramic single bowl sink and drainer with mixer tap, electric oven, gas hob with chimney hood over, spaces for fridge freezer, dishwasher, free standing wine cooler and additional freezer, wall mounted 'Worcester' gas fired combination boiler (not tested by Charles Eden), understairs storage cupboard , radiator, vinyl flooring. Door to:

**LEAN TO/UTILITY ROOM 12'0 x 5'6**

Double glazed windows to rear, sides, space for washing machine. Double glazed door leading out to rear garden.



**STAIRS TO FIRST FLOOR**

Fitted carpet.

**LANDING**

Double glazed window to rear, access to boarded loft, storage cupboard, radiator, fitted carpet.

**BEDROOM ONE 11'2 x 11'1**

Double glazed window to front, storage cupboard, radiator, fitted carpet.

**BEDROOM TWO 12'0 x 8'5**

Double glazed window to front, built-in storage to the recess, radiator, fitted carpet.

**BEDROOM THREE 8'11 x 7'8**

Double glazed window to rear, built-in storage to the recess, radiator, fitted carpet.

**SEPARATE WC**

Opaque double glazed window to rear, high level cistern WC.

**BATHROOM**

Opaque double glazed window to rear, paneled bath with mixer tap and shower attachment, single bowl sink with mixer tap inset in vanity unit, one radiator, fully tiled walls, tiled flooring.

**OUTSIDE**

**FRONTAGE**

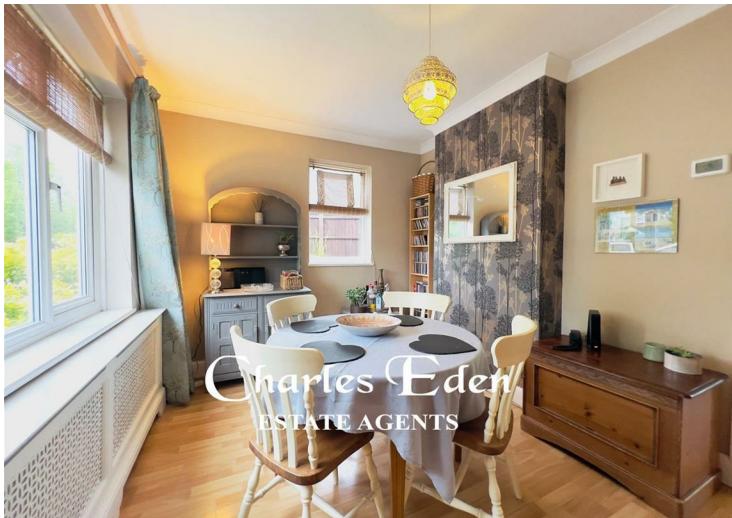
Paved and gravel with a range of shrubs and hedging. Gas meter.

**OFF STREET PARKING**

For 2 cars

**EPC RATING D**

**COUNCIL TAX 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.



**32 Upper Elmers End Road  
Beckenham  
BR3 4AN**

**www.charleseden.co.uk  
71 High Street, Beckenham, Kent, BR3 1AW**

**Guide Price £535,000 Freehold**