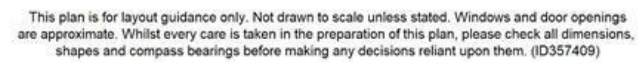


CHARLES EDEN



210B, Ravensbourne Avenue, Beckenham, BR3 5HG  
Asking Price £600,000 Freehold




### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EG



With no onward chain this is a property to be viewed.





This four bedroom two storey townhouse is well presented boasting a downstairs cloakroom, 25ft reception and a fitted kitchen to the ground floor with four bedrooms, an en suite shower to main bedroom and separate family bathroom to the first. Outside is a rear garden of approximately 50 ft at the bottom of which is a double garage approached via a rear vehicular slip road.

Excellently situated being in what feels like a rural setting but only a few hundred yards from Ravensbourne Railway Station and with Beckenham Place Park located at the end of the road. There are local shops in Shortlands Village (approximately two thirds of a mile) and the more comprehensive shopping facilities of Bromley and Beckenham are within easy reach (both are a little over a mile distant).

**INTEGRAL PORCH**

Personal door leading into:

**HALLWAY**

Cloaks/storage cupboard,  
Oak hardwood flooring

**CLOAKROOM/WC**

Opaque high level double glazed window to front, low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, chrome ladder style heated towel rail, tiled flooring

**LOUNGE/DINING ROOM 25'2 x 15'6**

Double glazed sliding doors leading out to rear garden, coved ceiling, recessed spot lights, two pendant light fittings over dining area, double radiator, Oak hardwood flooring.  
Stairs to first floor.



**KITCHEN/BREAKFAST ROOM 12'3 x 8'2**

Double glazed window to front, comprising a range of wall, base and drawer units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, double oven in housing unit, four ring gas hob with cooker hood over, space for fridge freezer, part tiled walls, slate tiled flooring.



**STAIRS TO FIRST FLOOR**

Fitted carpet.

**LANDING**

Oak hardwood flooring.

**BEDROOM ONE 13'05 x 10'2**

Double glazed window to rear, coved ceiling, double radiator, fitted carpet.  
Door to:

**EN-SUITE SHOWER ROOM**

Opaque high level window, shower cubicle, pedestal wash hand basin, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.

**BEDROOM TWO 9'0 x 5'9**

Double glazed window to front, two single built-in wardrobes with cupboards over one housing 'Worcester' boiler, double radiator, fitted carpet.

**BEDROOM THREE 12'1 x 8'11**

Double glazed window to front, coved ceiling, built-in single cupboard with cupboard over, double radiator, fitted carpet.



**BEDROOM FOUR 8'7 x 6'6**

Double glazed window to rear, coved ceiling, built-in single wardrobe with cupboard over, double radiator, fitted carpet.



**BATHROOM/WC**

Opaque high level double glazed window, white suite comprising paneled bath with taps, pedestal wash hand basin with mixer tap, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.



**OUTSIDE**

**REAR GARDEN 50ft**

Decked area adjacent to rear of house, with steps leading down to lawn with pathway to garage.



**DOUBLE GARAGE**

Up and over door, pedestrian door to rear, accessed via slip road to rear.

**COUNCIL TAX D**

**EPC RATING C**



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[www.charleseden.co.uk](http://www.charleseden.co.uk)  
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