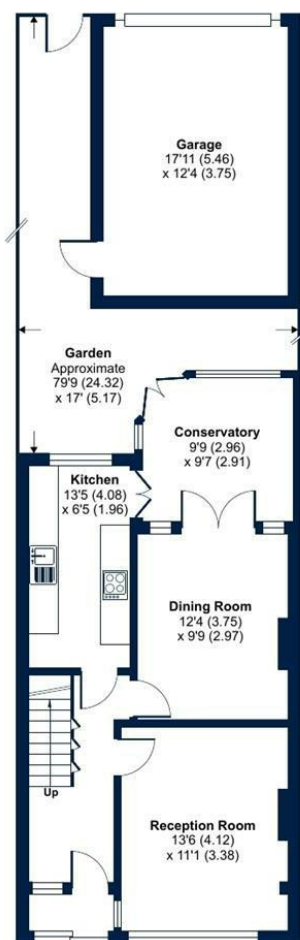


Aylesford Avenue, Beckenham, BR3

Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1225 sq ft / 113.7 sq m

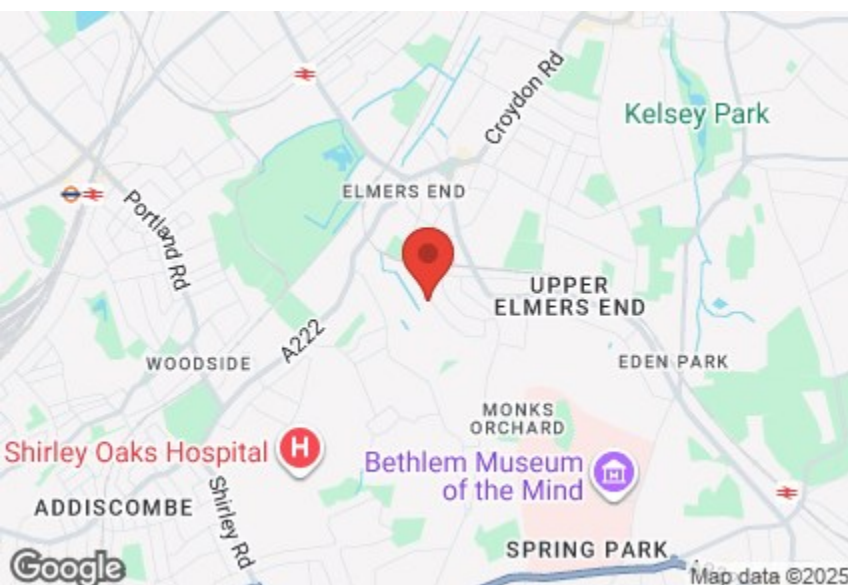
For identification only - Not to scale

CE

CHARLES EDEN



40, Aylesford Avenue, Beckenham, BR3 3SD
Guide Price £587,000 Freehold



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

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

Charles Eden are proud to offer this fantastic opportunity to acquire a well-maintained and spacious three bedroom terraced house, ideally located in a popular residential part of Beckenham. The property offers generous living space, a large rear garden, off street parking, and easy access to excellent local schools and transport links.



020 8663 1964
charleseden.co.uk

naea | propertymark
PROTECTED

The ground floor comprises a welcoming reception room, separate dining area, contemporary kitchen, and a bright conservatory that opens onto a well-kept rear garden approximately 80ft in length, with a detached garage at the far end. Upstairs, the property benefits from three good sized bedrooms and a three piece suite family bathroom.

Situated in the sought-after BR3 postcode, the property is within walking distance of Monks Orchard Primary, Oak Lodge Primary, Orion Eden Park secondary school and the highly regarded Langley Park secondary school for Boys and Girls. Local shops, amenities, and green spaces are close by, and there are frequent bus services serving the area. Elmers End and Eden Park BR stations are all within easy reach, providing rail connections into Charing Cross and London Bridge.

This is a perfect home for families or those looking to upsize and a viewing is highly recommended.

COVERED ENTRANCE PORCH

Double glazed door with double glazed window to front. Opaque double glazed door with opaque window to front.

HALLWAY

Two understairs storage cupboards, radiator, fitted carpet.



RECEPTION ROOM 13'6 x 11'1

Double glazed half bay window to front, coved ceiling, feature fireplace, double radiator, laiminate wood flooring.

DINING ROOM 12'4 x 9'9

Double doors to rear leading into conservatory, single radiator, laminate wood flooring.

KITCHEN 13'5 x 6'5

Double glazed window to rear, assortment of wall and base units, freestanding appliances: cooker, washing machine and fridge freezer. wood flooring, opaque glazed door to:

CONSERVATORY 9'9 x 9'7

Windows to side and rear, double doors leading out to garden.

STAIRS TO FIRST FLOOR

Fitted carpet

LANDING

Access loft.

BEDROOM ONE 13'6 x 10'3

Double glazed bay window to front, built-in wardrobe, radiator, laminate wood flooring.

BEDROOM TWO 12'2 x 10'3

Double glazed window to rear, radiator, laminate wood flooring.

BEDROOM THREE 8'3 x 6'8

Double glazed window to front, radiator, laminate wood flooring.

BATHROOM/WC

Opaque double glazed window to rear, paneled bath with mixer tap, shower with flexi hose, pedestal wash hand basin, low level WC, 'Ideal' boiler (not tested by Charles Eden), radiator, vinyl flooring.

OUTSIDE

REAR GARDEN 66ft approx

Mainly laid to lawn, paved patio, pathway leading to garage and gate to rear.

DOUBLE GARAGE 17'11 x 12'4

Located to rear of the garden with access via service road.



FRONTAGE

Brick paved with off street parking for two cars.

COUNCIL TAX D

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.



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

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