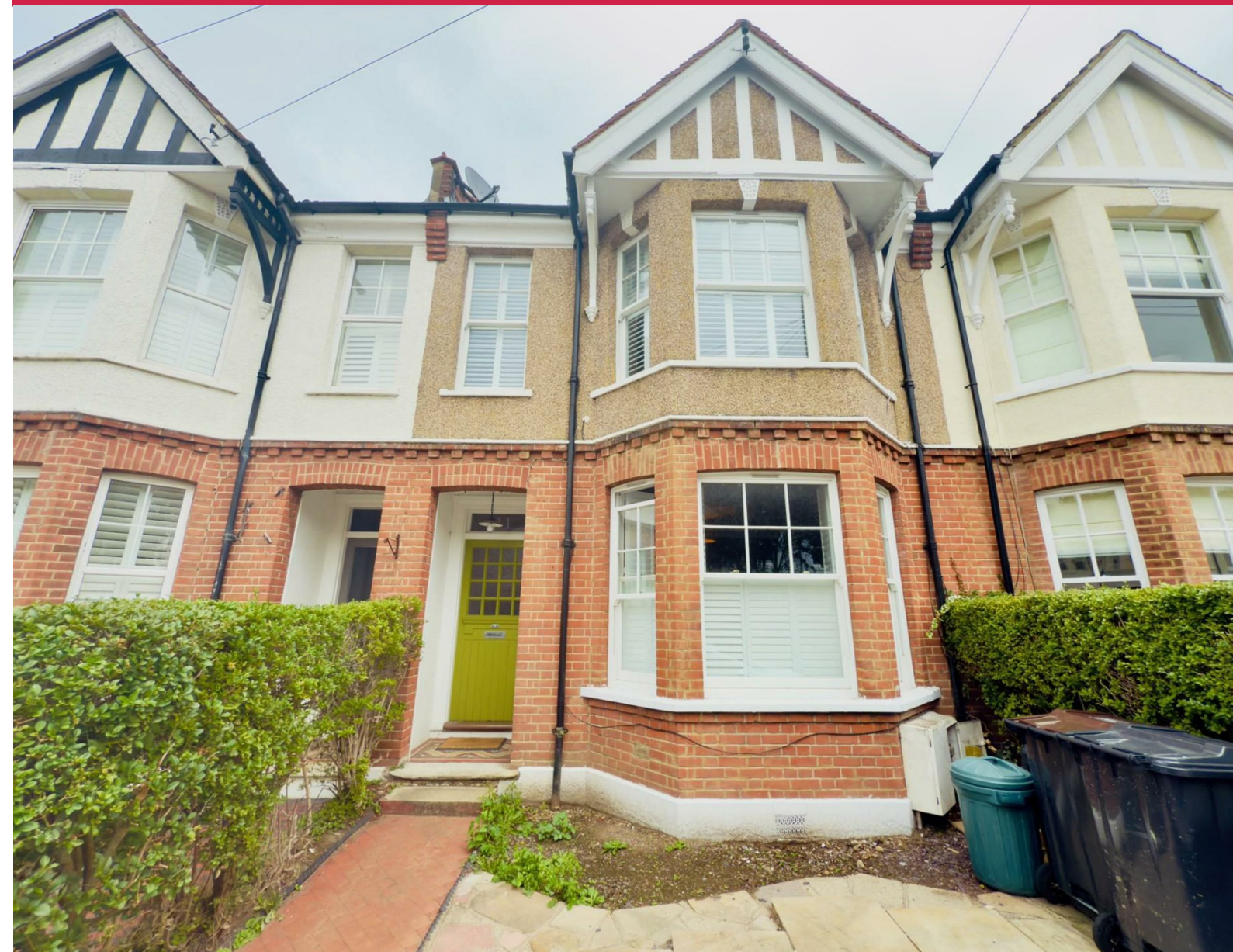




11, Shaftesbury Road, Beckenham, BR3 3PW
£3,600

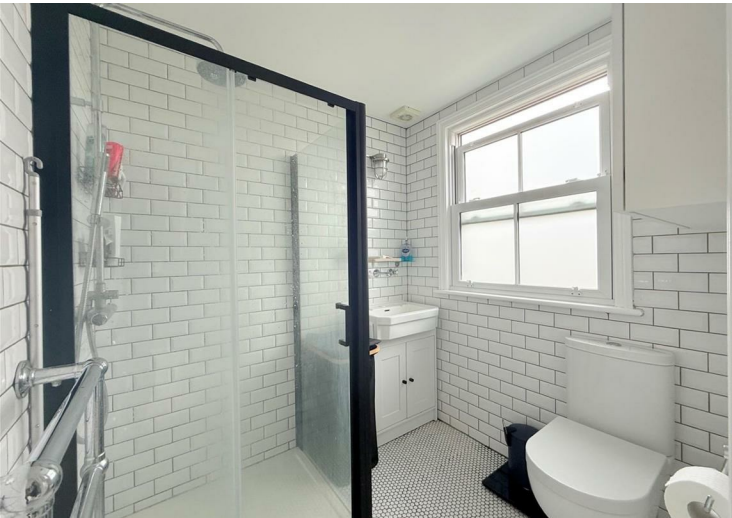
MAP



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	

A beautiful, terraced, Edwardian property close to Beckenham town centre. This family home is offered in excellent condition and consists of 4 bedrooms, two receptions, two bathrooms (one a shower room), a fully fitted kitchen and private garden. There is permit parking on street and both Beckenham Junction station and Clockhouse station are within easy walking distance.



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.



**11 Shaftesbury Road
Beckenham
BR3 3PW**

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

£3,600