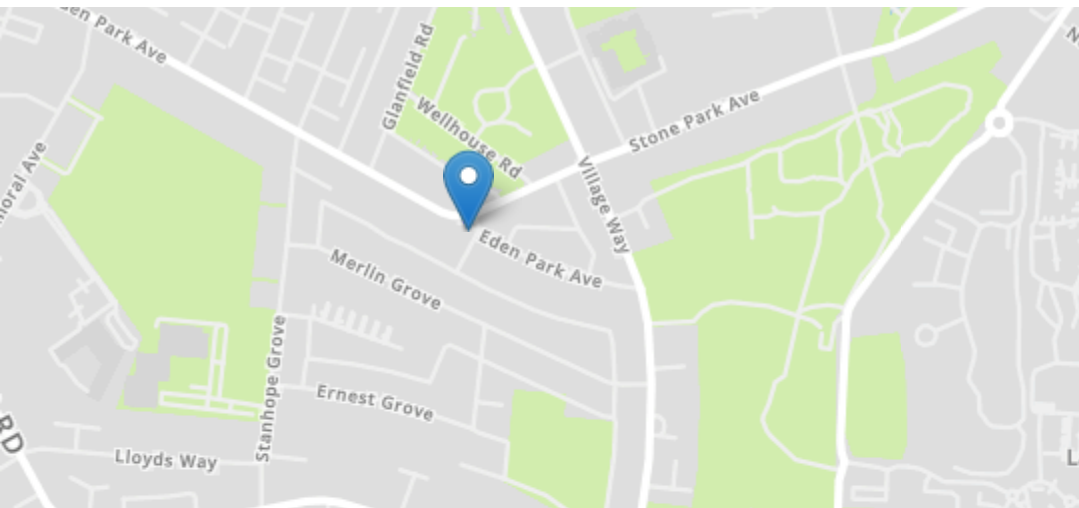




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Viewing by appointment with our Beckenham Office - 020 8650 2000

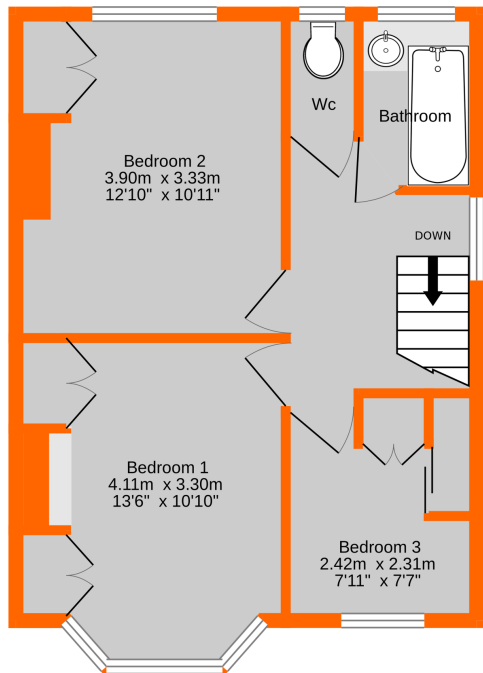
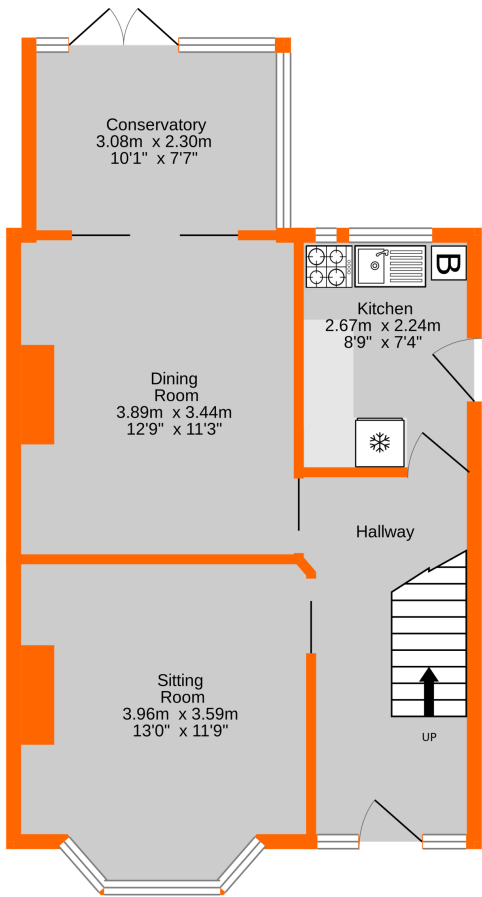
198 Eden Park Avenue, Beckenham, Kent BR3 3JQ

£575,000 Freehold

- 1930's semi-detached house
- Three bedrooms
- Two receptions
- In need of modernisation
- Gas central heating & double glazed
- Chain Free
- 120' south facing rear garden
- Garage

Ground Floor
47.7 sq.m. (514 sq.ft.) approx.

1st Floor
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (953 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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For further details please visit our website - www.proctors.london



198 Eden Park Avenue, Beckenham, Kent BR3 3JQ

This lovely 1930's semi-detached family house occupying a popular location, by today's standards requires modernisation. There are two receptions, conservatory and kitchen with three good sized bedrooms, bathroom and separate toilet upstairs. This property offers ample scope to extend subject to the usual planning permissions and consents, and will make a lovely family home. Benefits include gas radiator central heating, sealed unit double glazing with aluminium framed replacement windows, garage and a southerly facing mature 120' rear garden

Location

This house is set back from the road close to the junction of Eden Park Avenue and Crossways within 0.8 of a mile of local shops and restaurants at Elmers End, together with Elmers End railway station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) and Tramlink to Croydon and Wimbledon. The area known as Eden Park is 0.8 mile distance again with local shops and station (Charing Cross) is well served by schools for all ages including, Langley Secondary's and Primary, Orion & Harris (Kelsey) secondaries and Marian Vian, Unicorn and Harris Primary. Beckenham High Street, with its more extensive shopping and social facilities together with mainline railway station (Victoria and Blackfriars) is within one mile, together with parks including Crease, Kelsey, Stanhope and Harvington Playing fields.



Ground Floor

Canopied Porch

replaced entrance door with glazed inserts flanked by full height windows to either side

Hall

stairs to first floor with cupboard below housing gas meter, separate cupboard houses electric meter and fuse box

Sitting Room

3.96m x 3.59m (13' 0" x 11' 9") bay window to front, coved cornice, stone clad fireplace and hearth

Dining Room

3.89m x 3.44m (12' 9" x 11' 3") two wall light points, stone clad fireplace and tiled hearth, glazed sliding doors onto

Conservatory

3.08m x 2.30m (10' 1" x 7' 7") sealed unit double glazed aluminium framed windows and double doors onto garden

Kitchen

2.67m x 2.24m (8' 9" x 7' 4") fitted base and wall cupboards, drawers and worktops, stainless steel sink unit with cupboards below, wall mounted gas fired replaced boiler, windows to rear, glazed door to side, part tiled walls, plumbing and space for washing machine

First Floor

Landing

spacious, window to side, access trap to loft

Bedroom 1

4.11m x 3.30m (13' 6" x 10' 10") bay to front, range of fitted wardrobes along one wall with storage cupboard over, fireplace recess between, coved cornice

Bedroom 2

3.90m x 3.33m (12' 10" x 10' 11") windows to rear, coved cornice, built-in shelved airing cupboard houses hot water cylinder

Bedroom 3

2.42m x 2.31m (7' 11" x 7' 7") window to front, fitted shelved storage cupboards

Bathroom

panel bath, vanity surface with under counter/surface wash basin, cupboard below, part tiled walls, window to rear

Separate WC

toilet, window to rear

Outside

To the front

wall and gate to front boundary, paved pathway flanked by lawn, flower/shrub beds

Rear Garden

south facing, 120', paved sun terrace, gated side access, outside tap, timber shed, remainder is laid to lawn area, shaped flower/shrub beds, small trees, rear gate access, mature well stocked garden

Parking

there is a 'slip' road to the front which provides parking area on a first come first served basis

Garage

single garage to rear approached via access road, door and window to rear, up and over door to front

Additional Information

Council Tax
London Borough of Bromley - Band E
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities
MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile
To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage