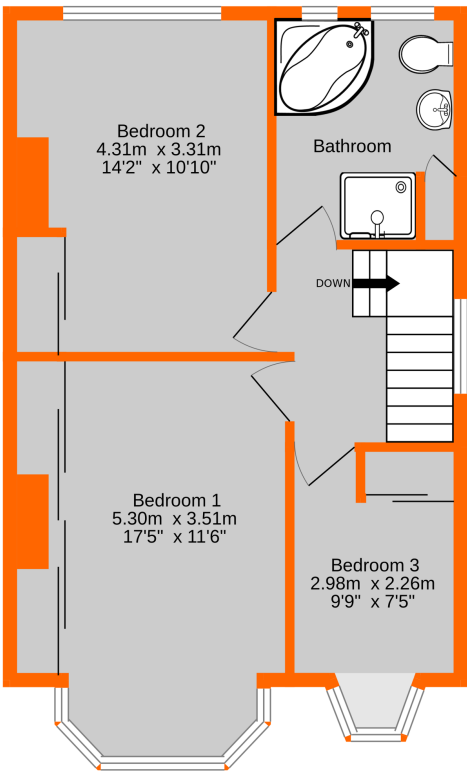
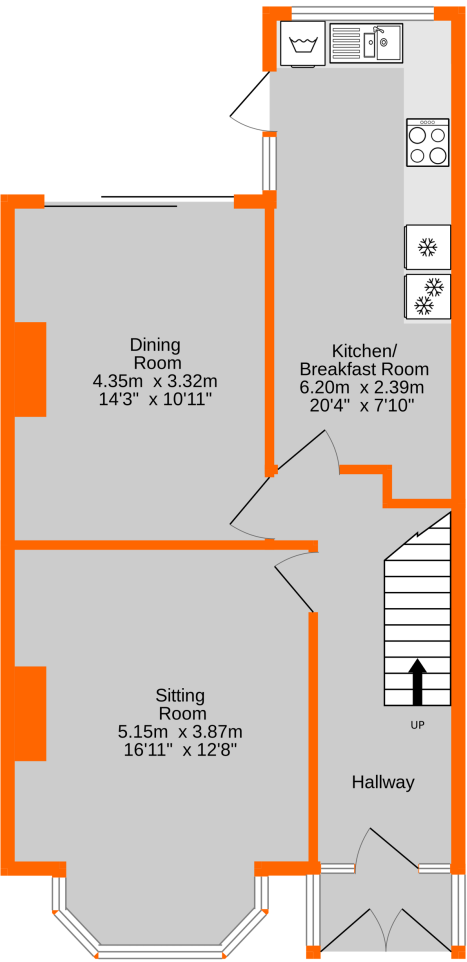


Ground Floor
57.4 sq.m. (618 sq.ft.) approx.

1st Floor
50.4 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 107.7 sq.m. (1160 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

149 Eden Way, Beckenham, Kent BR3 3DR
£775,000 Freehold

- Extended semi-detached house
- Re-fitted kitchen/breakfast room
- Double glazed & centrally heated
- Chain free, off street parking
- Three bedrooms, two receptions
- Well located for Langley schools
- 100' rear garden
- Re-tiled roof

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George Proctor & Partners trading as Proctors



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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london

149 Eden Way, Beckenham, Kent BR3 3DR

This older style extended semi-detached family home offers spacious well presented accommodation with a sitting and dining room, re-fitted (approximately 5 years ago) extended kitchen/breakfast room, upstairs are three bedrooms and a family bathroom with separate shower. Having been maintained and updated by the current vendors who have re-tiled the roof, replaced the double glazing, re-wired and replaced the boiler. The gardens are a particular feature, to the front is off street parking and the rear is a 100' deep with renewed shed and outbuildings

Location

Situated close to the junction with Monks Way, occupying a quiet yet great location for local shops and Eden Park Station (City DLR connection at Lewisham, London Bridge, Charing Cross) is 0.2 of a mile away with Langley Park Secondary and Primary Schools a little further together with Unicorn Primary, West Wickham and Beckenham High Streets with their extensive shopping facilities, restaurants and bars are both within one mile distance. There are frequent bus services running along adjacent roads, there is also the open park land of the Harrington Estate nearby.



Ground Floor

Attractive Porch

glazed double doors to front, tiled floor, front door to

Entrance Hall

original leaded light windows to front, laminated flooring, coved cornice, coats cupboard and storage cupboard housing gas/electric meters with renewed consumer unit

Sitting Room

5.15m x 3.87m (16' 11" x 12' 8") bay to front, brick fireplace with tiled hearth (not swept and no gas connected) hearth to side with raised surface to side, coved cornice

Dining Room

4.35m x 3.32m (14' 3" x 10' 11") glazed sliding doors onto garden

Extended Kitchen/Breakfast Room

6.20m x 2.39m (20' 4" x 7' 10") laminated floor, re-fitted 4/5 years ago, vinyl flooring, dark grey wall units, base units and drawers under, working surface and risers, integrated dishwasher, space and plumbing for washing machine, side by side integrated fridge and freezer, stainless steel sink unit with mixer tap, electric ceramic hob, extractor over, oven under, downlights, dual aspect, window to rear and side, semi glazed door to outside

Stairs to

First Floor

Landing

trap to loft, folding ladder and insulated

Bedroom 1

5.30m x 3.51m (17' 5" x 11' 6") range of built-in wardrobes, mirror fronted sliding doors to front, shelved and hanging space

Bedroom 2

4.31m x 3.31m (14' 2" x 10' 10") window to rear, built-in wardrobes with storage over

Bedroom 3

2.98m x 2.26m (9' 9" x 7' 5") original bay to front, fitted double wardrobes with storage over

Bathroom

tiled floor, bath with mixer tap, vanity unit with inset shaped wash basin and mixer tap, toilet with concealed cistern, panelled walls, downlights, window to rear, part tiled walls, cupboard houses renewed gas fired combination boiler

Outside

Rear Garden

full width paved terrace, side gate access, tap, retaining wall and raised beds, remainder of garden laid to lawn with shrub beds, trees, paved, further paved sun terrace, timber shed (14 years old) greenhouse, in need of attention

Garage

rear vehicle access, in need of attention

To the Front

off street parking for 2 cars, edged flower and shrub beds

Council Tax

Band E