



Viewing by appointment with our Beckenham Office - 020 8650 2000

124 Eden Park Avenue, Beckenham, Kent, BR3 3JQ

£560,000 Freehold

- 1930s terrace house
- Three bedrooms
- Gas central heating
- Double glazed windows
- 'Chain free'
- Popular location
- South facing gardens
- Double garage

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## 124 Eden Park Avenue, Beckenham, Kent BR3 3JQ

This 1930's terrace house offers great accommodation with the potential of extension if so desired subject to the usual planning permission. Having been lovingly cared for over the years, by today's standards the house does require modernisation, but it does have the benefits of gas fired central heating, replacement uPVC double glazing and fitted carpets. Externally the south facing 70' rear garden leads to a detached double garage

### Location

Located within half a mile of local shops and restaurants at Elmers End and between the junctions with Glanfield Road and Chreey Tree Walk, together with Elmers End railway station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) and Tramlink to Croydon and Wimbledon. There are schools for all ages within the vicinity including Langley, Eden Park High and Harris (Kelsey) secondaries and Marian Vian, Unicorn, Harris and Langley primaries. Beckenham High Street, with its more extensive shopping and social facilities together with mainline railway station (Victoria and Blackfriars) is within one mile. Parks nearby include Crease Park, Stanhope Recreational Ground, Harrington and Kelsey Parks.



### Ground Floor

#### Enclosed Entrance Porch

sealed unit double glazed double doors to front, semi glazed entrance door to

#### Hallway

stairs to first floor, under stairs cupboard housed gas and electric meters and fuse board

#### Sitting Room

4.11m x 3.71m (13' 6" x 12' 2") real flame gas fire with composite stone surround and hearth, window to front

#### Dining Room

3.84m x 3.31m (12' 7" x 10' 10") glazed sliding doors onto garden, glazed wall cupboard to chimney breast recess

#### Kitchen

2.85m x 2.09m (9' 4" x 6' 10") wall and base cupboards, drawers, worktops, inset single basin, single drainer, sink unit with mixer tap, cooker space, partly tiled walls, space and plumbing

for washing machine and under counter fridge and freezer, wall mounted Worcester gas boiler, window and semi glazed door to outside

### First Floor

#### Landing

#### Bedroom 1

4.12m x 3.36m (13' 6" x 11' 0") window to front, range of mirror fronted wardrobes with sliding doors, hanging space and shelved, further shelved storage cupboard and drawers to side

#### Bedroom 2

3.83m x 3.47m (12' 7" x 11' 5") windows to rear, range of wardrobes along one wall with hanging space and shelved

#### Bedroom 3

2.27m x 2.12m (7' 5" x 6' 11") window to front

### Bathroom

white suite comprising panel bath, pedestal wash basin and toilet, window to rear, trap to loft, built-in shelved storage cupboard houses hot water cylinder

### Outside

#### To the front

graveled front garden with central pathway

#### Rear Garden

70' deep, south facing, paved sun terrace, remainder laid to lawn with shrub beds, outside tap

#### Detached Double Garage

6.10m x 4.92m (20' 0" x 16' 2") power and light, up and over door to front, door to rear and window to rear

#### Council Tax

Band E