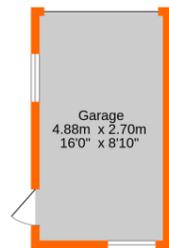




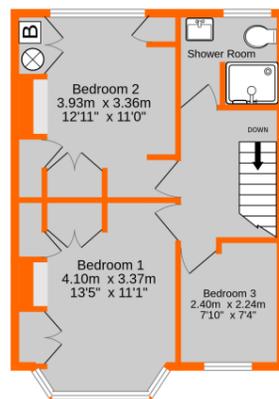
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



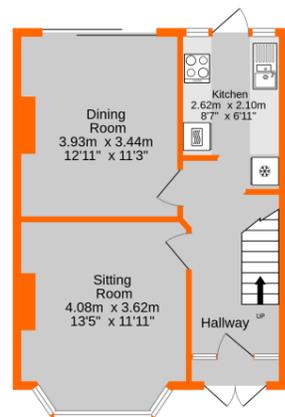
Ground Floor
42.3 sq.m. (455 sq.ft.) approx.



1st Floor
42.2 sq.m. (455 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 84.5 sq.m. (910 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

292 Eden Park Avenue, Beckenham, Kent BR3 3JJ

Offers in Excess of £600,000 Freehold

- Lovely three bed family terrace
- Fitted kitchen
- Great location for schools
- Garage, chain free
- Gas central heating
- Replacement double glazing
- Re-modeled shower room
- 100' westerly facing rear garden

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



292 Eden Park Avenue, Beckenham, Kent BR3 3JJ

For sale for the first time in over 60 years, this lovingly well cared for family house is well presented and updated throughout. Wider than average this 1930s home has great potential but can be moved into straight away as it is chain free, has a modern fitted kitchen, two receptions and the bathroom and separate toilet upstairs have been re-modelled to provide a wonderful shower room, fitted carpets will remain as will the full width sun blind over the sunny terrace with the garden leading to the garage.

Location

Situated in the section of Eden Park Avenue that is the continuation of Village Way running up to the junction with Upper Elmers End Road. Beckenham High Street, at the far end of Village Way, provides a range of shops, restaurants, bars and other amenities including cinema, spa leisure centre and library. An entrance just off Village Way to the beautiful Kelsey Park will be found on Stone Park Avenue, Crease Park, and the open playing fields and woodlands of the Harvington Estate opposite. The popular Park Langley Primary and Secondary Schools are approximately three quarters of a mile away along with Unicorn Primary. Eden Park Station is less than half a mile away together with local shops and Beckenham Junction is a little over a mile, providing trains to Victoria and The City as well as trams to Croydon and Wimbledon



Ground Floor

Enclosed Porch

semi glazed entrance door to

Entrance Hall

original leaded light windows to front, plate rail, under stairs cupboard houses gas/electric meters and fuse box

Sitting Room

4.08m x 3.62m (13' 5" x 11' 11") bay to front, fitted electric fire with surround and hearth, coved cornice

Dining Room

3.93m x 3.44m (12' 11" x 11' 3") fitted electric fire with surround and hearth, glazed sliding doors onto garden

Fitted Kitchen

2.62m x 2.10m (8' 7" x 6' 11") re-fitted, tiled walls and floor, base and wall cupboards, worktops, inset stainless steel one and a half bowl sink unit and mixer tap, inset ceramic hob, concealed extractor hood over, separate double oven, space and plumbing for washing machine, glazed door and windows onto garden, under stairs fridge freezer recess

Stairs to

First Floor

Landing

trap to loft with pull down loft ladder

Bedroom 1

4.10m x 3.37m (13' 5" x 11' 1") bay to front, range of fitted wardrobes, cupboards, shelf and mirrored recess with lighting above

Bedroom 2

3.93m x 3.36m (12' 11" x 11' 0") window to rear, views toward Crystal Palace, range of fitted furniture including wardrobes, cupboards, bed recess with high level cupboards, built-in shelved airing cupboard housing hot water cylinder and replaced Vaillant gas boiler with timer control

Bedroom 3

2.40m x 2.24m (7' 10" x 7' 4") window to front

Shower Room

walk in double shower with hand spray and rain shower head over, Aqualisa shower, washbasin with mixer tap and cupboards below, toilet with concealed cistern, chrome tubular ladder style radiator, window to rear, extractor fan. Fully tiled walls, ceramic tiled floor, down lighters

Outside

To Front

laid to lawn, flower/shrub beds, wall and gate to front boundary

Rear Garden

100' deep, westerly facing, full width paved sun terrace, full width manual sun blind, two steps down to remainder of garden, laid to lawn, flower/shrub beds, outside tap, aluminium framed green house, timber shed

Garage

pre-cast single garage, electric remote roller door to front, power and light, windows to side and rear, personal door to rear

Council Tax

Band E

