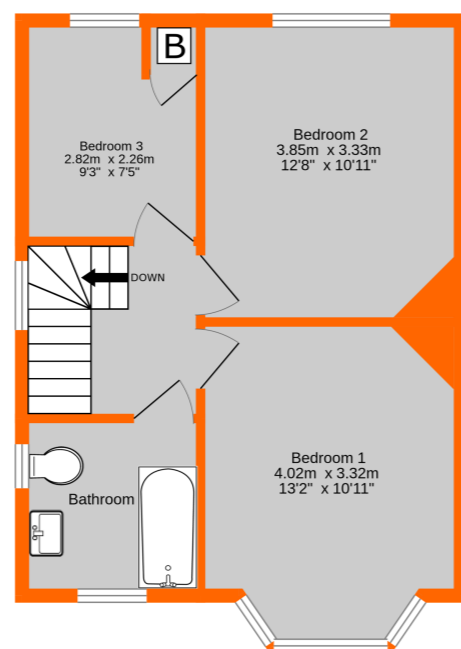
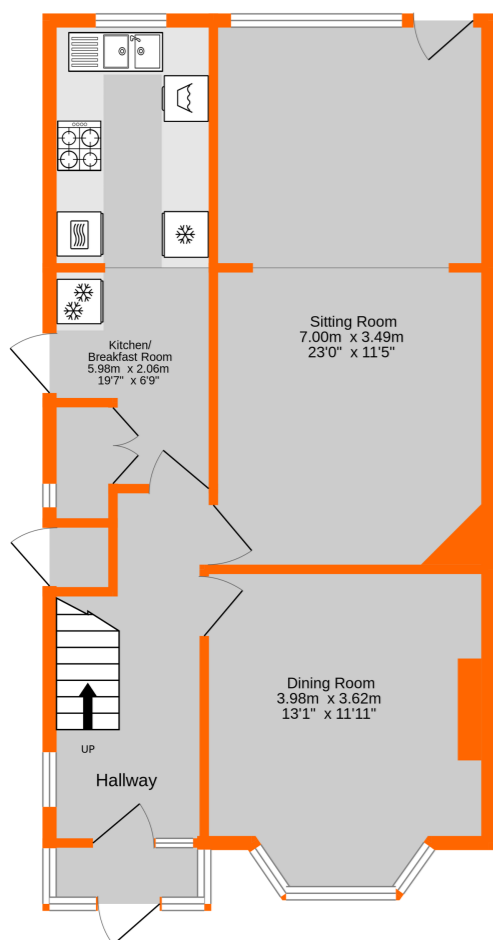


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



Garage Sq.M Not Included in Total Approx. Floor Area  
**TOTAL FLOOR AREA : 102.4 sq.m. (1102 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



Viewing by appointment with our Beckenham Office - 020 8650 2000

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

### £595,000 Freehold

- 1930s end terrace house
- Extended ground floor accommodation
- Three bedrooms
- Sealed unit double glazed replacement windows
- Gas central heating (with renewed boiler)
- 130' south facing garden
- Garage
- Popular location, ideal for schools

**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](http://www.proctors.london)



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

Having been lovingly cared for, updated and redecorated over the years by the current vendors, the house, by today's standards, does require updating and modernisation. This end of terrace family home has a full width rear extension providing a larger kitchen/breakfast room and a south facing extended sitting room (23' x 11'5") with open fire and direct access to the lovely 130' rear garden. There is a separate dining room at the front of the house and there are three bedrooms and a good size bathroom to the first floor. Benefits include, gas radiator central heating with renewed boiler (2020), sealed unit double glazed replacement windows, fitted carpets and there is still scope to convert the loft if so desired to provide further upstairs accommodation.

### Location

Located within half a mile of local shops and restaurants at Elmers End and nearly opposite the junction with Glanfield Road, 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.



### Ground Floor

#### Entrance Porch

uPVC sealed unit double glazed replacement door and windows to front, glazed door and windows to

#### Entrance Hall

picture rail, window to side, stairs to first floor

#### Front Reception (Dining Room)

3.98m x 3.62m (13' 1" x 11' 11") bay to front (white aluminum) lovely original tiled fireplace, ornate surround, picture rail

#### Rear extended Sitting Room

7.0m x 3.49m (23' 0" x 11' 5") corner, open fireplace, picture rail, sealed unit double glazed aluminum windows to rear and glazed door onto garden

### Kitchen/Breakfast Room extended

5.98m x 2.06m (19' 7" x 6' 9") glazed door to outside, built-in larder style cupboards, partly under stairs houses electric meter and box, kitchen has matching oak fronted base and wall cupboards, worktops, inset Stoves 4 ring gas hob, extractor, double oven, partly tiled walls, ceramic twin bowl sink unit and mixer tap, window to rear, corner integrated washing machine and larder fridge and separate freezer, pelmet lights, corner carousel unit

### First Floor

#### First Floor Landing

large sealed unit double glazed window to side, trap to loft, picture rail

#### Bedroom 1

4.02m x 3.32m (13' 2" x 10' 11") bay window to front, picture rail

#### Bedroom 2

3.85m x 3.33m (12' 8" x 10' 11") window to rear, picture rail

#### Bedroom 3

2.82m x 2.26m (9' 3" x 7' 5") window to rear, views over garden, picture rail, cupboard houses renewed gas boiler (installed 2020, serviced 2022)

### Bathroom

white suite of panel bath, separate Aqualisa shower over with glazed screen, 'chunky' porcelain wash basin and toilet, windows to front and side, fully tiled walls

### Outside

#### Area of Front Garden

laid to lawn, flower shrub beds, wall to front boundary, side gate access, external under stairs storage cupboard houses gas meter

#### Rear Garden

outside tap, paved sun terrace, remainder lawned, trees, flower/shrub beds, garden path leads down to garage

#### Garage

5.42m x 2.86m (17' 9" x 9' 5") brick built, up and over door to front, window and personal door to rear

#### Council Tax

Band E