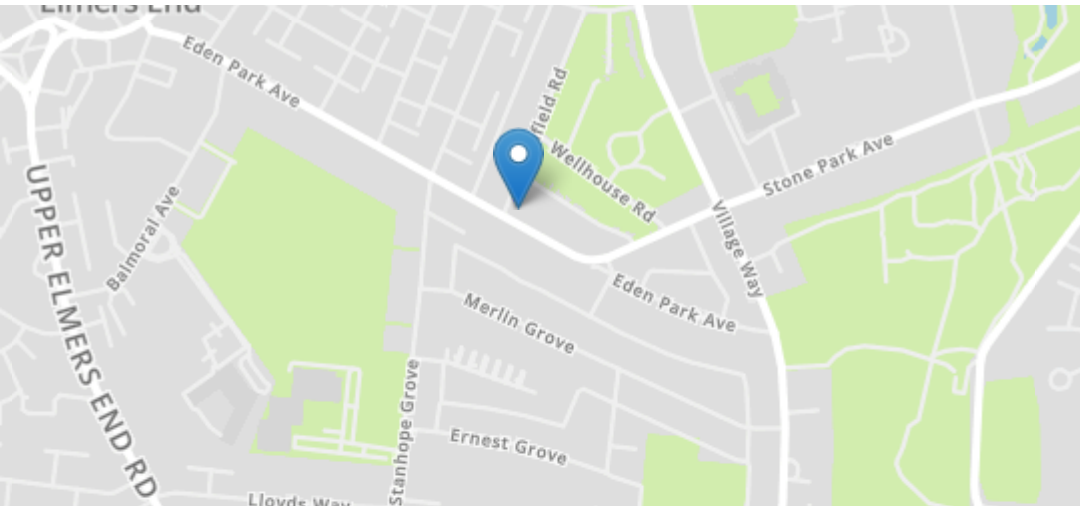




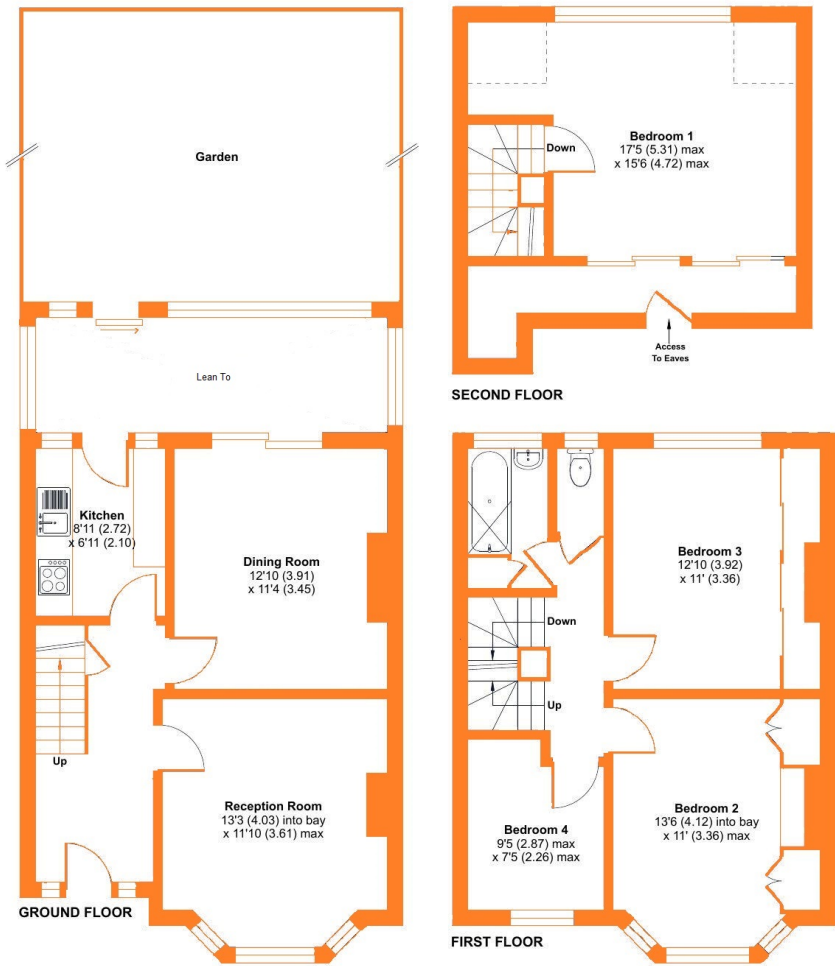
Denotes restricted head height



Eden Park Avenue, Beckenham, BR3

Approximate Area = 1187 sq ft / 110.2 sq m (excludes conservatory)
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Total = 1212 sq ft / 112.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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

147 Eden Park Avenue, Beckenham, Kent, BR3 3JG

£580,000 Freehold

- Four Bedrooms
- Family bathroom
- 80' rear garden & garage
- Modernisation required
- Fitted kitchen
- Dining room
- 13'3" x 11'10" reception room
- Chain Free

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

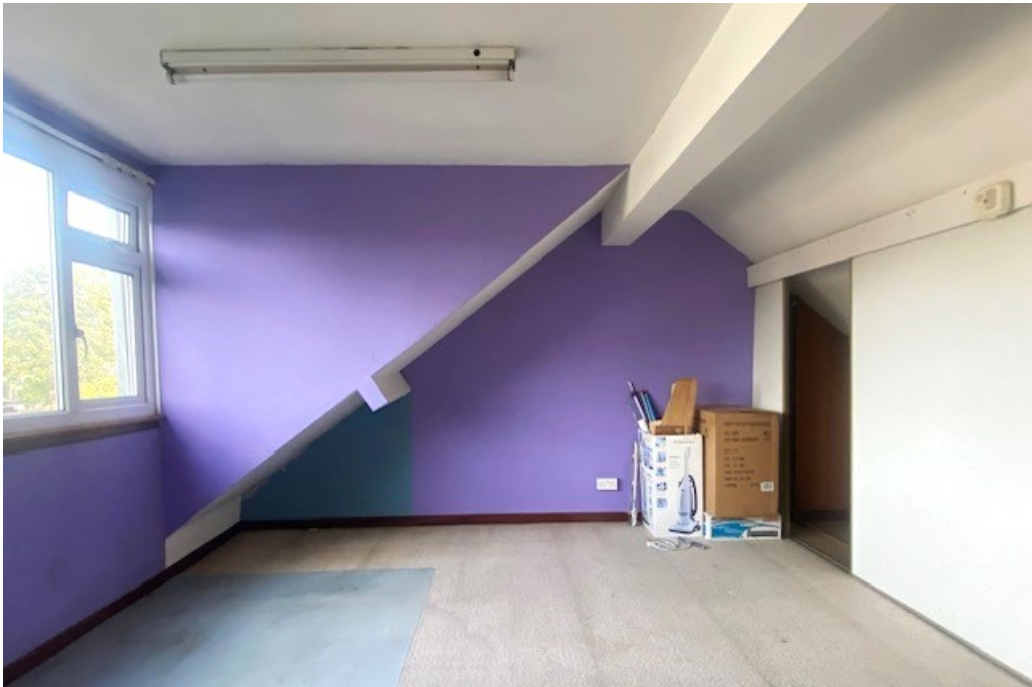


147 Eden Park Avenue, Beckenham, Kent BR3 3JG

We are pleased to offer for sale this 'chain free' 1930's built four bedroom terrace house that has good size family accommodation that is in need of modernisation thus giving the incoming purchaser the ideal opportunity to improve the property to their own taste and standard. To the ground floor there are the two reception rooms, fitted kitchen and lean to, three bedrooms, two of which have fitted wardrobes and the family bathroom occupy the first floor, on the top floor you will find the main bedroom measuring 17'5" x 15'8" max. There is a rear garden some 80' in length with garage beyond. We recommend DIY enthusiasts view without delay.

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

enclosed, front door to

Entrance Hall

under stairs cupboard, picture rail

Reception Room

4.03m (into bay) x 3.61m (13' 3" x 11' 10")
uPVC double glazed window to front, fireplace with wooden surround, marble inset and hearth

Dining Room

3.91m x 3.45m (12' 10" x 11' 4") sliding double glazed door to lean to, fireplace with wooden surround, picture rail

Lean To

corrugated plastic roof and walls, door to side

Kitchen

2.72m x 2.10m (8' 11" x 6' 11") windows to rear, door to lean to, fitted with a range of units comprising inset stainless steel sink with mixer tap and cupboard under, working surface to two walls with cupboards and drawers under, space for cooker, fridge and freezer, plumbing and space for washing machine, eye level cupboards to two walls, ceramic tiled floor, fully tiled walls

First Floor

First Floor Landing

picture rail, stairs to top floor

Bedroom 2

4.12m x 3.36m (13' 6" x 11' 0") uPVC double glazed bay window to front, fitted wardrobes to one wall, wall mounted night storage heater, picture rail

Bedroom 3

3.92m x 3.36m (12' 10" x 11' 0") uPVC double glazed windows to rear, fitted wardrobes to one wall, wall mounted night storage heater, picture rail

Bedroom 4

2.87m x 2.26m (9' 5" x 7' 5") uPVC double glazed windows to front, picture rail

Bathroom

obscure double glazed windows to rear, fitted with a blue coloured bath with mixer tap and shower attachment, white pedestal wash basin, built-in airing cupboard housing hot water tank, fully tiled walls, toilet

Top Floor

Bedroom 1

5.31m x 4.72m (17' 5" x 15' 6") uPVC double glazed windows to rear, built-in eaves storage cupboards

Outside

Garden

80' laid to lawn, timber shed

Garage

garage to rear approached via access road

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