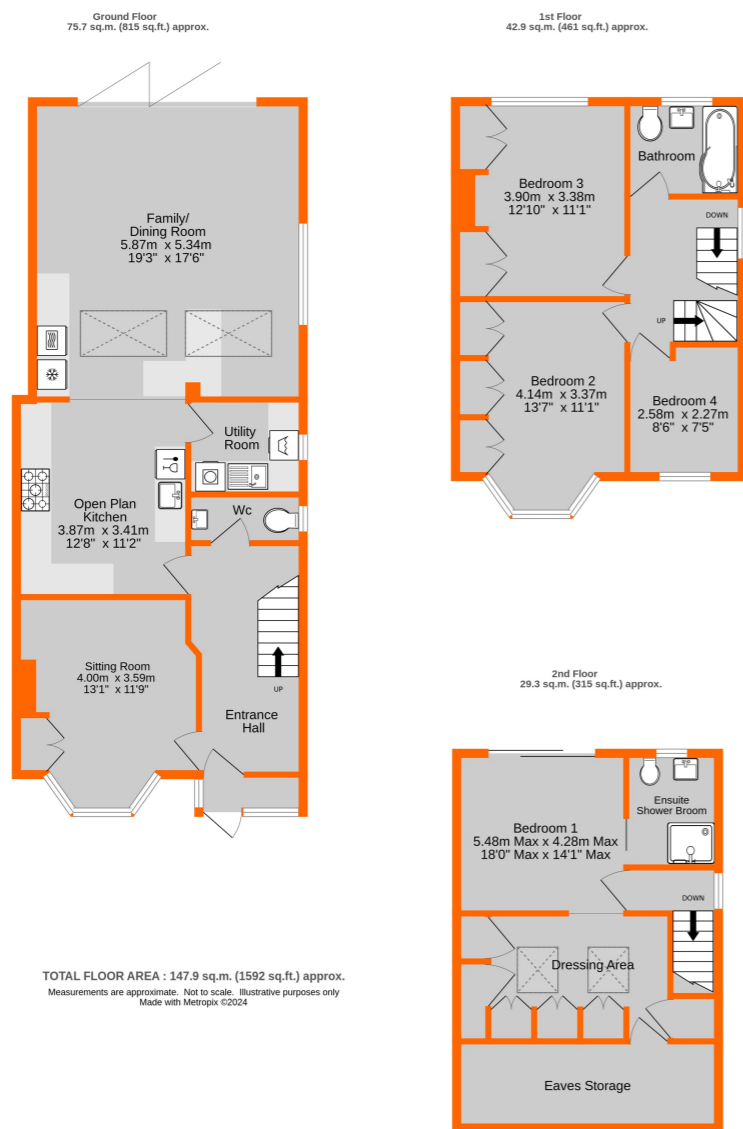


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Park Langley Office - 020 8658 5588

201 Eden Park Avenue, Beckenham, Kent BR3 3JW

£850,000 Freehold

- Extended and modernised end of terrace
- Wonderful open plan kitchen/living space
- Main bedroom suite with dressing area
- Double width driveway parking to front
- Very spacious ground floor rear extension
- Four good bedrooms and two bathrooms
- Easily maintained garden with astroturf
- Choice of good local schools for all ages

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 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

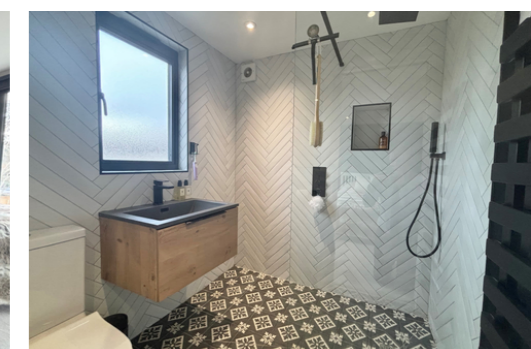
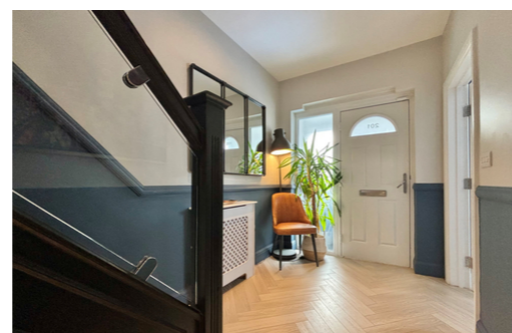


201 Eden Park Avenue, Beckenham, Kent BR3 3JW

EXCEPTIONAL end of terrace FAMILY HOME, modernised and improved to provide high specification accommodation with excellent loft conversion and large ground floor rear extension. Great location for local schools with improved layout providing cloakroom at end of hall, separate utility room, attractive front reception room with herringbone flooring and fabulous kitchen open plan to dining/family room creating a wonderful space for entertaining and daily living. The rear extension also has an unobtrusive study area and bi-fold doors to the low maintenance landscaped garden, linking the two areas and optimising their use throughout the year. The kitchen itself is well appointed with attractive tiled flooring continuing to the extension. Three good bedrooms on first floor plus family bathroom with shower bath and top floor provides fabulous main bedroom with distinct dressing area and spacious en suite.

Location

The quieter section of Eden Park Avenue is ideally located for schools of all ages including Unicorn, Marian Vian, Langley Park and Harris Academy. Local shops and Eden Park station (London Bridge/Charing Cross/Cannon Street and DLR connection at Lewisham) are within half a mile, as is the Harvington Estate playing fields with Crease and Kelsey Parks a little further. Beckenham High Street is about a mile away with Beckenham Junction station by the junction with Rectory Road providing trains to Victoria and the City plus trams to Croydon and Wimbledon.



Ground Floor

Enclosed Porch

1.87m x 0.81m (6'2" x 2'8") tiled floor, double glazed with windows to front and side plus door, double glazed front door to hall

Entrance Hall

4.86m x 1.96m (15'11" x 6'5") attractive herringbone flooring, covered radiator, cupboard beneath stairs

Cloakroom

white low level wc, wash basin with mixer tap, wall tiling, heated towel rail, downlights, extractor fan, double glazed window to side

Sitting Room

4.0m max x 3.59m max (13'1" x 11'9") includes built-in base cupboard and shelves beside chimney breast with fireplace recess, herringbone flooring, radiator set into wide bay with double glazed windows to front having plantation shutters

Open Plan Kitchen

3.87m x 3.41m (12'8" x 11'2") range of base cupboards and drawers plus wine rack and recess with trays beneath wood block work surfaces plus integrated dishwasher and space for wine fridge, butler sink with mixer tap, wall tiling, eye level cupboards including display cabinets, recess with AEG cooker hood above Leisure range cooker with 5-burner gas hob, peninsular wood block work surface extending to breakfast bar beyond, tiled floor continuing to extension

Large Family/Dining Room

5.87m max x 5.34m (19'3" x 17'6") wood block work surface extending to breakfast bar with base cupboards to far side by study corner, integrated fridge/freezer by kitchen plus further cupboards, built-in microwave and work surface with base cupboard and shelves beneath, feature brick facing to one wall, unobtrusive STUDY AREA with corner desk unit having drawers to either end, large rooflights providing plenty of natural light plus double glazed window to side and double glazed bi-fold doors to garden

Utility Room

2.12m x 1.61m (6'11" x 5'3") base cupboard beneath L-shaped work surface with inset single drainer stainless steel sink and mixer tap having space beneath for washing machine and tumble dryer, tall cupboard, wall tiling above work surfaces, double eye level cupboard, tiled floor to match kitchen, double glazed window to side

First Floor

Landing

3.09m x 2.26m (10'2" x 7'5") includes staircase to top floor, double glazed window to side with plantation shutters

Family Bathroom

2.21m x 1.84m (7'3" x 6'0") large white shower bath with central mixer tap having built-in shower plus hand shower and hinged screen over, white low level wc and wash basin with mixer tap having drawers beneath, wall tiling with large mirror to side wall, heated towel rail, tiled floor, downlights and extractor, double glazed window to rear

Bedroom 2

4.14m x 3.37m (13'7" x 11'1") includes full height fitted wardrobes, radiator set into wide bay with double glazed windows to front having plantation shutters

Bedroom 3

3.9m x 3.38m max (12'10" x 11'1") includes fitted double wardrobe beside chimney breast, radiator beneath double glazed window to rear with plantation shutters

Bedroom 4

2.58m x 2.27m (8'6" x 7'5") covered radiator, double glazed window to front with plantation shutters

Second/Top Floor

Top Landing

approached via full width staircase, double glazed window to side having plantation shutters

Bedroom 1

5.48m max x 4.28m max (18'0" x 14'1") includes distinct DRESSING AREA with good range of wardrobes, cupboards and drawers plus access to eaves storage, matching dressing table, two double glazed Velux windows to front with fitted blinds, generous BEDROOM with wall lights, upright radiator, double glazed sliding patio door to rear with glazed Juliet balcony

En Suite Shower Room

1.78m x 1.78m (5'10" x 5'10") tiled wet room style shower with glazed screen having fixed overhead shower plus hand shower, wash basin with mixer tap having drawer beneath, low level wc, tiled walls with mirror beside door, heated towel rail, tiled floor, downlights and extractor, double glazed window to rear

Outside

Front Garden

double width driveway

Rear Garden

13.3m max x 7m (44ft x 23ft) bi-fold doors open to decking, side access with gates to front and rear providing storage space with outside tap, artificial lawn plus additional raised decking to far end and large timber shed with light and power

Additional Information

Council Tax

London Borough of Bromley - Band E