



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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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

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
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