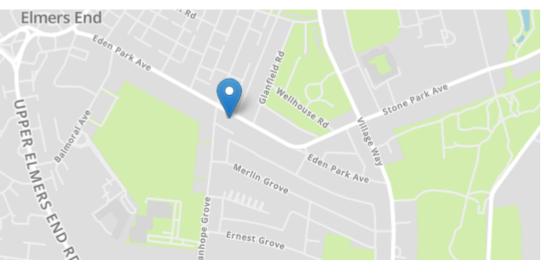
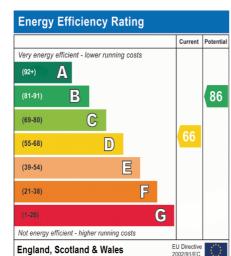
Beckenham Office

- 102-104 High Street, Beckenham, BR3 1EB
- **200 8650 2000**
- beckenham@proctors.london



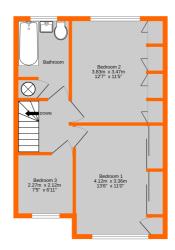




42.7 sq.m. (460 sq.ft.) approx.

1st Floor 41.8 sq.m. (450 sq.ft.) approx







Garage 30.0 sq.m. (323 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 Metrony (2007).



Disdaimer: 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.



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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

20 020 8650 2000









124 Eden Park Avenue, Beckenham, Kent BR3 3JQ

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

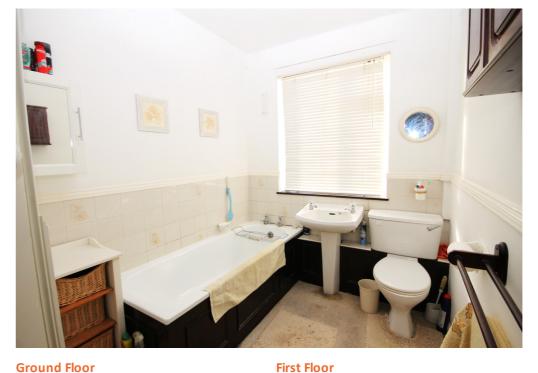
Location

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.











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

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/counciltax/council-tax-guide

Utilities

coverage

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile To check coverage please visit checker.ofcom.org.uk/en-gb/broadbandchecker.ofcom.org.uk/en-gb/mobile-

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