

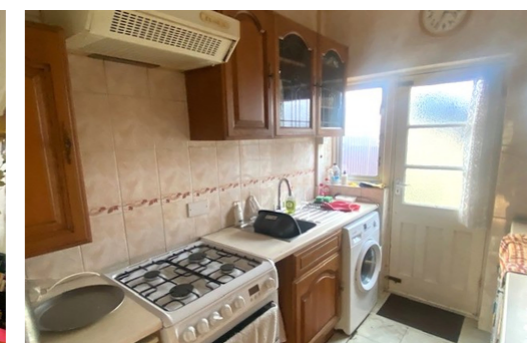
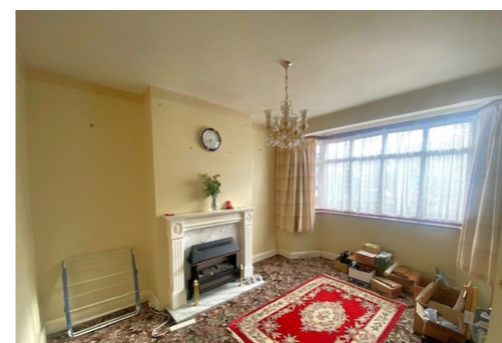
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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 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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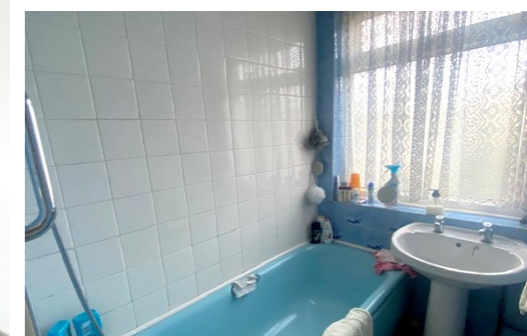
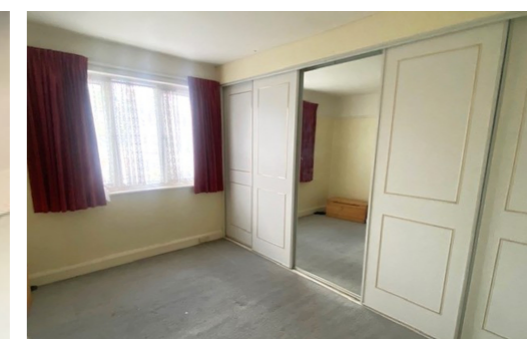
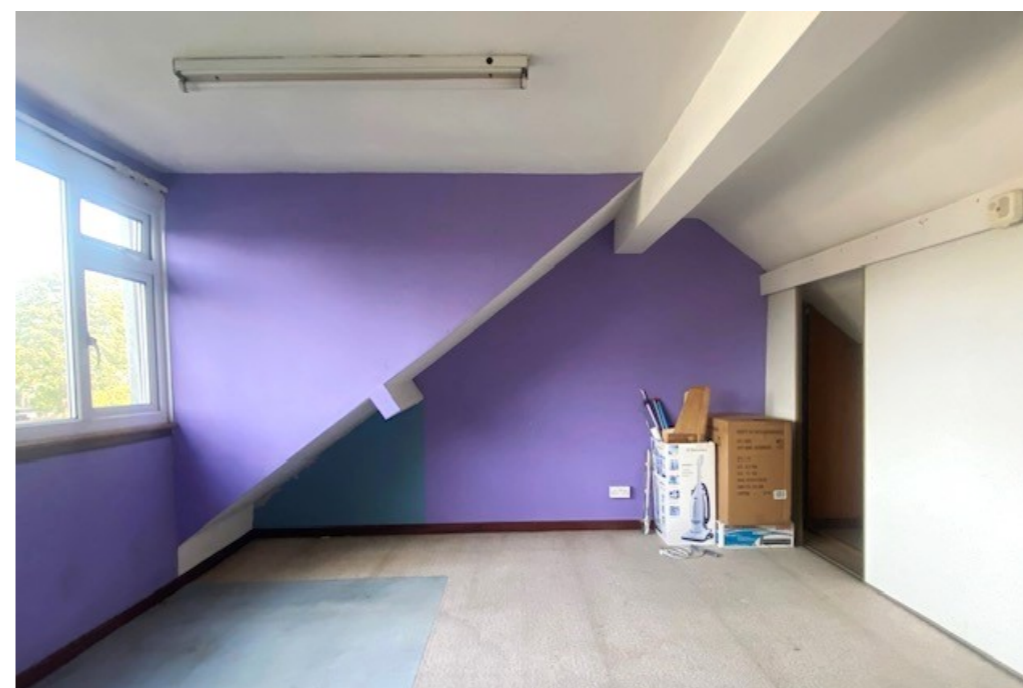


147 Eden Park Avenue, Beckenham, Kent BR3 3JG

We are pleased to offer this chain free 1930s four bedroom terraced home, providing generous family accommodation and excellent potential for modernisation—an ideal opportunity for purchasers wishing to update and personalise a property to their own taste and standard. The ground floor features two reception rooms, a fitted kitchen and a lean to, offering a flexible layout with scope for reconfiguration. The first floor comprises three bedrooms—two with fitted wardrobes—along with the family bathroom and a separate WC. The top floor is occupied by the spacious main bedroom, measuring an impressive 17'5" x 15'8" max, creating a superb principal suite. Externally, the property enjoys a rear garden extending to approximately 80 feet, with a garage positioned beyond. This is an excellent opportunity for DIY enthusiasts or those seeking a home to improve and add value. Early viewing is recommended.

Location

Located within half a mile of the shops and restaurants at Elmers End, this property enjoys a highly convenient position, set almost opposite the junction with Glanfield Road. Elmers End Station is close by, offering rail services to London Bridge, Waterloo, Charing Cross and Cannon Street, together with DLR connections at Lewisham and Tramlink services to Croydon and Wimbledon. The area is exceptionally well served for schools, with options for all ages including Langley, Eden Park High and Harris (Kelsey) at secondary level, and Marian Vian, Unicorn, Harris and Langley at primary level. Beckenham High Street is within approximately one mile, providing a wider selection of shops, cafés, bars and restaurants, along with Beckenham Junction Station for services to Victoria and Blackfriars. Altogether, this is a superbly connected and family friendly location.



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