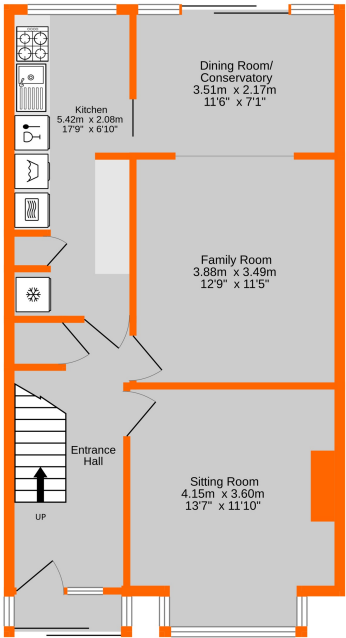


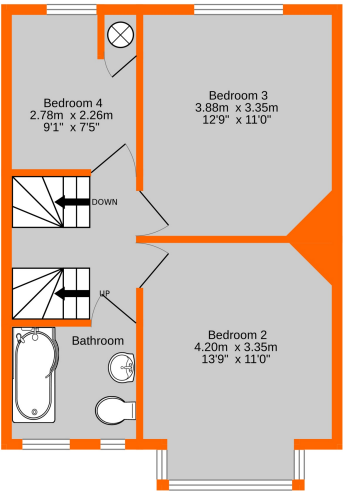


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

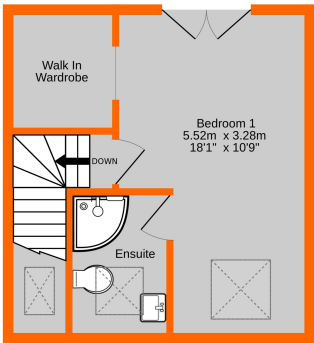
Ground Floor
57.4 sq.m. (618 sq.ft.) approx.



1st Floor
42.1 sq.m. (453 sq.ft.) approx.



2nd Floor
28.4 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA : 127.8 sq.m. (1376 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

362 Eden Park Avenue, Beckenham, Kent BR3 3JL

£685,000 Freehold

- Excellent location for Langley Park Schools
- Main bedroom with walk-in wardrobe/en suite
- Kitchen open to conservatory/dining room
- Rear garden with office/games room
- Short distance to Eden Park Station
- Three further bedrooms plus family bathroom
- Separate sitting room plus family room
- Off street parking to front for two cars

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



362 Eden Park Avenue, Beckenham, Kent BR3 3JL

An extended home by way of a loft extension providing a wonderful principle suite of large bedroom area, walk-in wardrobe and shower room. There is a modern suite to the first floor family bathroom to facilitate the three bedrooms on this floor. The ground floor flows nicely between reception rooms leading to the rear sunny west facing terrace and garden. Two fantastic additions in recent years include driveway parking to the front for two cars, and the superb brick-built room to the rear garden with doors from the garden, as well as rear access, with power and light, which could make for a wonderful office/games room.

Location

Situated in the section of Eden Park Avenue that is the continuation of Village Way running up to the junction with Upper Elmers End Road. Beckenham High Street, at the far end of Village Way, provides a range of shops, restaurants and other amenities. An entrance to the beautiful Kelsey Park will be found on Stone Park Avenue and the popular Park Langley Secondary Schools plus Primary are approximately three quarters of a mile away along with Unicorn Primary. Eden Park station is less than half a mile away and Beckenham Junction is a little over a mile, providing trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Enclosed Porch

double glazed windows either side of sliding door

Entrance Hall

4.61m x 1.99m (15' 1" x 6' 6") double glazed panelled door with matching window beside, exposed floorboards, radiator, understairs cupboard housing gas and electric meters and fuse box

Sitting Room

4.15m max x 3.6m max (13' 7" x 11' 10") to include recesses either side of chimney breast, limestone mantle and surround, granite hearth and base with fitted grate having gas fire, radiator, bay with double glazed windows to front

Family Room

3.88m max x 3.49m max (12' 9" x 11' 5") exposed floorboards, radiator, large opening to dining room/conservatory

Dining Room/Conservatory

3.51m x 2.17m (11' 6" x 7' 1") wood effect floor, two radiators, double glazed windows either side of matching sliding patio doors to terrace

Kitchen

5.24m x 2.08m max (17' 2" x 6' 10") base cupboards and drawers with matching eye level units including glazed fronted display cabinets, work surface areas, stainless steel sink and drainer with mixer tap, stainless steel 5-ring gas hob, integrated slimline Indesit dishwasher beside integrated Beko washing machine, tall pull out larder cupboard beside stainless steel Neff electric double oven and space for upright fridge/freezer, wall tiling, downlights, radiator, wood effect floor, double glazed window to rear



First Floor

Landing

2.41m max x 2.27m max (7' 11" x 7' 5") to include stairwell to second floor

Bedroom 2

4.2m max x 3.35m max (13' 9" x 11' 0") to include radiator set into bay with windows to front affording views to front over parkland

Bedroom 3

3.88m max x 3.35m max (12' 9" x 11' 0") radiator beneath double glazed window to rear

Bedroom 4

2.78m x 2.26m (9' 1" x 7' 5") to include cupboard housing replaced Worcester combination boiler, radiator beneath double glazed window to rear

Family Bathroom

2.24m x 2.03m (7' 4" x 6' 8") re-appointed with white panelled P-shaped bath having fixed overhead shower, curved glazed shower screen and wall mounted controls, low level wc with concealed cistern, unit with vanity surface extending to basin with mixer tap and cupboard beneath, chrome heated towel rail, slate effect floor tiling, fully tiled walls, shaver point, downlights, double glazed windows to front

Second/Top Floor

Top Landing

recessed shelf beneath Velux window to front

Bedroom 1

5.52m max x 3.28m max (18' 1" x 10' 9") to include eaves recess beneath large Velux window to front, radiator beside double glazed double doors to Juliet balcony to rear, wide opening to

Walk In Wardrobe

2.18m x 1.62m (7' 2" x 5' 4") double glazed window to rear

En Suite Shower Room

2.16m max x 1.55m (7' 1" x 5' 1") to include recess beneath large Velux window to front, curved corner shower cubicle having fixed overhead shower and further hand spray attachment, white low level wc, wash basin with mixer tap and cupboard beneath, tiled floor and walls, shaver point and extractor

Outside

Front Garden

full width brick paved driveway with attractive border design providing off street parking for two cars

Rear Garden

full width paved terrace 2.85m x 5.79m (9'4" x 19'0") with water tap, matching steps with wrought iron railings down to brick paved path between areas of lawn leading to paved area to far end in front of garden room 5.17m x 4.61m (17'0" x 15'2") with fuse box, light and power, double glazed windows and matching double doors to garden, further door to rear vehicular access

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

