



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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

196 Eden Park Avenue, Beckenham, Kent BR3 3JQ
Guide Price £800,000 Freehold

- Extended semi detached house
- Top floor main bedroom with en suite
- Open plan living/dining/kitchen area
- Sunny garden with southerly aspect
- Near Langley Schools and Eden Park Station
- Three further bedrooms and family bathroom
- Ground floor shower room plus utility area
- Double garage plus office and workshop

196 Eden Park Avenue, Beckenham, Kent BR3 3JQ

GUIDE PRICE £800,000 TO £820,000

Extended semi detached home by way of a full width ground floor addition, plus a loft extension to provide a wonderful principle suite to include en suite shower room. The first floor has a modern family bathroom to facilitate the three bedrooms on this floor. The ground floor accommodation offers spacious open plan living room (7.93m x 3.48m/26'0 x 11'5) with kitchen/breakfast room beyond taking advantage of the views to the rear sunny south facing garden. The front garden is a wonderful landscaped space, planted and recessed for privacy, and to the rear of the 36m/118ft long garden are outbuildings incorporating timber garden room, currently used as office, interlinking with large garage beside work shop.

Location

The quieter section of Eden Park Avenue is ideally located for schools of all ages including Unicorn, Marian Vian, Langley Park, Harris Academy and Eden Park High. 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 Junction station (Victoria) and Beckenham High Street are about a mile away.



Ground Floor

Porch

double glazed windows surrounding matching door

Entrance Hall

4.02m x 1.97m (13'2 x 6'6) to include cupboard beneath stairs, upright column radiator, wood effect floor, shoe cupboards and drawers, double glazed window beside front door with stained glass insert, double glazed window to side

Shower Room

2.08m max x 1.38m max (6'10 x 4'6) tiled shower cubicle having curved sliding doors, fixed overhead shower and further hand spray attachment, white low level wc, corner wash basin with mixer tap and cupboard beneath, chrome heated towel rail, fully tiled walls, downlights, extractor fan and double glazed window to side

Sitting Room

3.93m max x 3.61m max (12'11 x 11'10) includes shelving either side of chimney breast with base cupboards beneath, fitted gas fire to chimney breast with mantle and surround, wood effect floor, upright column radiator, double glazed windows to bay with fitted plantation shutters, wide opening to

Dining Room

3.88m x 3.48m max (12'9 x 11'5) to include shelving either side of chimney breast with base cupboards beneath, upright column radiator, wood effect floor, large opening to

Open Plan Kitchen/Breakfast Room

5.55m x 2.75m (18'3 x 9'0) base cupboards and drawers with matching eye level cupboards, granite work surface incorporating draining section for 1½ bowl stainless steel sink, mixer tap, space for dishwasher, extractor hood above space for range cooker, tiled splashback, wood effect floor, skylight, upright column radiator, double glazed windows and bi fold doors to rear garden, opening to

Utility Room

2.06m x 1.82m (6'9 x 6'0) base cupboards and eye level units to match kitchen, tall shelved cupboard, granite work surfaces, plumbing for washing machine, wall mounted Ideal combination boiler, double glazed window to side

First Floor

Landing

2.16m x 2.27m (7'1 x 7'5) to include staircase to second floor, double glazed window to side

Bedroom 2

4m x 3.35m max (13'1 x 11'0) to include fitted wardrobes and matching base units to bay with vanity surface, radiator, double glazed windows to front

Bedroom 3

3.9m x 3.35m max (12'10 x 11'0) includes pair of fitted double wardrobes, radiator, double glazed window to rear

Bedroom 4

2.89m x 2.27m (9'6 x 7'5) radiator beneath double glazed window to rear

Family Bathroom

2.23m x 2.17m (7'4 x 7'1) re-appointed with large white bath having central mixer tap and shower spray attachment, low level wc, wash basin with mixer tap and drawers beneath, column radiator incorporating heated towel rail, wall tiling, ceramic floor tiling with underfloor heating, double glazed windows to side and front

Top Floor

Top Landing

cupboard providing hanging rail

Bedroom 1

5.45m x 3.12m (17'11 x 10'3) plus cupboards within eaves to full width of room, radiator, Velux windows to front and double doors to Juliet balcony to rear, doorway to

Walk In Wardrobe

Velux window to front

En Suite Shower Room

2.9m x 0.9m (9'6 x 2'11) tiled shower cubicle, white low level wc and pedestal wash basin with mixer tap, further wall tiling and ceramic floor tiling, chrome heated towel rail, extractor fan, double glazed window to rear

Outside

Front Garden

about 10m x 6.8m (33ft x 22ft) landscaped with large area of paving, beautifully planted and well designed to provide privacy to front

Rear Garden

36m in total or 26.3m to main double garage structure (118ft or 86ft) full width decked terrace with hardstanding paved path beside house with gated access to front having water tap and lighting, lawned area of garden with meandering pathway and matching circular paved feature with well established planted border to one side, secondary decked terrace in front of wood cabin with shed beside and large garage structure beyond

Office/Games Room

4.4m x 3.4m (14'5 x 11'2) in two areas with larger office space having fuse box and wired for internet, windows to side plus additional study to front with double doors from decked terrace, light and power, doorway to far end

Large Garage

7m x 3.52m (23'0 x 11'7) easy rear vehicular access with folding doors, store room area to rear, light and power, secondary garage space beside used as work shop 8.84m x 2.58m (29'0" x 8'6) plus walkway to office

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