



Eden Park Avenue, Beckenham BR3 3JG

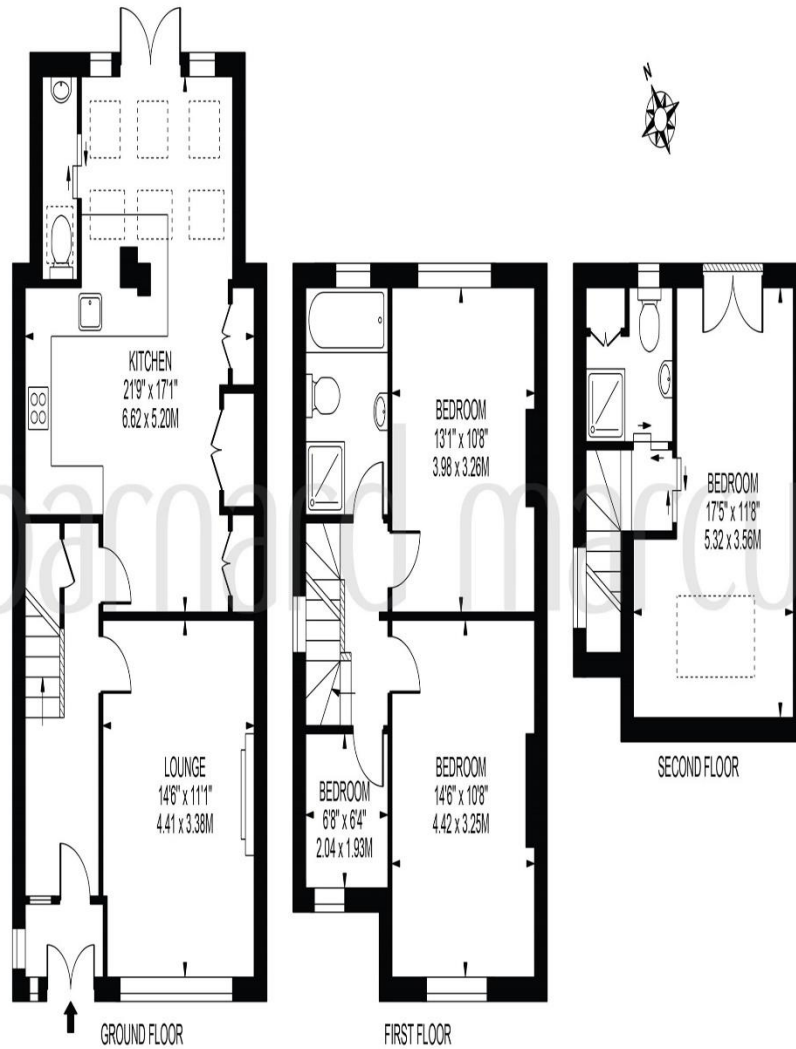
welcome to
Eden Park Avenue, Beckenham

IMMACULATE CONDITION THROUGHOUT! Barnard Marcus are proud to present this exceptional 3/4 Bedroom End Of Terrace House to the market. This stunning three/four-bedroom, end-of-terrace house on Eden Park Avenue, Beckenham, is in excellent condition throughout, offering spacious and modern living ideal for families. The ground floor boasts a bright, airy living room, a contemporary open plan kitchen/diner, that opens out to the private rear garden and a separate W/C. Upstairs, you'll find two generously sized bedrooms and a 4th bedroom/office and a four piece family suite. To the third floor you will find a master with en-suite, and a stylish family bathroom. The property benefits from a garage at the rear, providing convenient off-street parking and storage. Alongside the garage, you'll also find additional parking. Located within close proximity to well-regarded schools, including Eden Park High School, Marian Vian Primary School and the Langley Park Schools, this home is perfect for families looking to settle in a vibrant community. Eden Park station is just a short walk away, offering excellent transport links to London. Nearby, you'll find a variety of local amenities, including parks, shops, and restaurants, ensuring all your needs are catered for. A truly move-in-ready home, ideal for those seeking comfort, convenience, and style in Beckenham



EDEN PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1334 SQ FT - 123.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Eden Park Avenue, Beckenham

- 3/4 Bedroom
- End Of Terrace House
- Immaculate Condition Throughout
- Modern Open Plan Kitchen
- Two Bathrooms
- Garage To Rear

Tenure: Freehold EPC Rating: C

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102880



Property Ref:
SYD102880 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, Sydenham, London, SE26 5EX



barnardmarcus.co.uk