



Eden Park Avenue, BR3 | £725,000

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## In General

- Four bedroom semi-detached house
- Modernised and well maintained accommodation
- 21ft kitchen / diner
- 90ft rear garden with a home office
- Off street parking and a garage
- Convenient location
- Two separate reception rooms

## In Detail

A spacious four bedroom semi-detached family house positioned on a popular residential road in Beckenham.

The property has been improved and upgraded by the current owners to offer an immediately enjoyable new home for a young or growing family. The accommodation is arranged over two levels and comprises of two well proportioned reception rooms plus a large 21ft kitchen / diner on the ground floor. The kitchen has been recently modernised with contemporary grey cabinetry and boasts a sky-light and double doors overlooking the garden - perfect for social gatherings or evening family meals. Upstairs there are four bedrooms and a fully tiled bathroom with a walk-in shower, also a separate WC.

Externally the garden extends to 90ft and has a large patio for relaxing on sunny summer days, as well as a home office with power and light, a garage, and lush greenery. There is also off street parking at the front.

Eden Park Avenue is well placed for Langley and Eden Park High schools, also a number of amenities nearby and Beckenham High Street. Transport links are great with key bus routes and Elmers End rail station within close proximity.

EPC : D | Council Tax : E



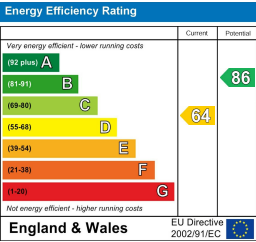
# Floorplan

## Eden Park Avenue, BR3

Approximate Gross Internal Area  
132.7 sq m / 1428 sq ft  
Outbuilding = 12.4 sq m / 133 sq ft  
Office = 6.6 sq m / 70 sq ft  
Total = 151.6 sq m / 1631 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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