



Eden Park Avenue, BR3 | Guide Price £700,000

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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

**\*\* Guide Price £700,000 - £725,000 \*\*** 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.

NB: The seller of this property is a relation of an employee of Pedder.

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



Ground Floor

First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) <b>A</b>	
161-101) <b>B</b>	
69-60) <b>C</b>	
55-49) <b>D</b>	
39-34) <b>E</b>	
21-30) <b>F</b>	
1-20) <b>G</b>	
Not energy efficient - higher running costs	
66	82
England & Wales	
EU Directive 2002/91/EC	

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