



115 Eden Way
Beckenham, BR3 3DW

£775,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £775,000 – £800,000. A super, three bedroom end terrace family house with a full width ground floor extension, located within a highly popular quiet residential road, close by to the highly regarded Langley Schools and within easy reach of Eden Park station.

This impressive property, which has been beautifully maintained by the current owners, provides bright and spacious accommodation which comprises of a welcoming entrance hallway, spacious living room with a working open fire, stunning 25' living/dining room featuring Crittall style French doors to the rear plus a fireplace with multi-fuel log burner. The kitchen extends to some 19' and provides a great range of units and six ring range cooker; there is also a downstairs shower room/WC.

Upstairs, via a bright and spacious landing, with the original stain glass window that has recently been double glazed. There are three well proportioned bedrooms (two doubles plus a good size single room), a spacious family bathroom providing bath and separate shower cubicle.

Outside, the well maintained rear garden provides a delightful leafy outlook features two patio areas for entertaining and a large double garage to the rear. To the front, a gravelled frontage provides further off street parking. The property has recently benefitted from all new guttering and new fascias boards.

The property is well located for local shops in Eden Park, whilst Beckenham High Street, with a fantastic array of independent shops and restaurants, is within easy reach.

- BEAUTIFULLY APPOINTED END TERRACE FAMILY HOUSE
- GROUND FLOOR REAR EXTENSION
- THREE GOOD SIZE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM PLUS DOWNSTAIRS SHOWER/WC
- IMPRESSIVE 25'6" FAMILY/DINING ROOM WITH LOG BURNER
- SPACIOUS LOUNGE WITH WORKING OPEN FIRE
- DELIGHTFUL, SECLUDED GARDEN ** DOUBLE GARAGE
- CCTV SYSTEM
- SOUGHT AFTER ROAD ** CLOSE TO LANGLEY SCHOOLS
- CHAIN FREE SALE ** EPC BAND D





Eden Way BR3



Total Area: 128.8 m²... 1386 ft²

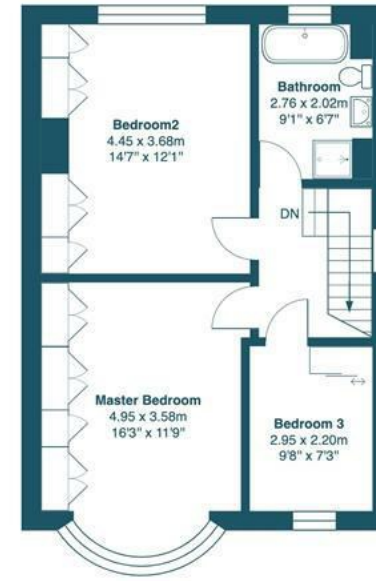
Maguire Baylis



Ground Floor



Out Building



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

FRONT PORCH

Original recessed front porch with outside light and quarry tiled flooring.

HALLWAY

17' x 6'3 (5.18m x 1.91m)

Front door with feature double glazed leaded light stained glass window to side and above; period style radiator; coved ceiling cornicing; built-in understairs storage cupboard.

LOUNGE

16'6 x 12'5 (5.03m x 3.78m)

Fully width double glazed windows to front, plus to the side; feature working fireplace with original wood surround and wooden inset & marble hearth; coved ceiling cornicing; picture rails; radiator; fitted shelving within recess.

REAR RECEPTION ROOM

25'6 x 11' (7.77m x 3.35m)

An impressive room with the rear extension featuring a vaulted ceiling with large skylight roof window and Crittall style French doors and window to the rear; American oak herringbone flooring; fireplace with multi-fuel log burner and marble hearth; two period style radiators.

KITCHEN

19'8 (plus door recess) x 7'7 (5.99m (plus door recess) x 2.31m)

Double glazed door to rear plus skylight roof window; Range of base wood/stainless steel units with solid wood working surfaces over; fitted wall cabinets; stainless steel range cooker with 6 ring gas hob; extractor hood; vertical radiator; Karndean flooring; wall mounted gas boiler.

SHOWER/WC

Modern suite with fitted corner shower cubicle; fitted wash basin; WC; part tiled walls; heated towel rail; Karndean flooring; extractor fan.

LANDING

Double glazed original stain glass leaded window to side; access to loft (loft with loft ladder, part boarded for storage; light; Mega flow hot water cylinder).

BEDROOM 1

15'10 x 11'7 (into wardrobes) (4.83m x 3.53m (into wardrobes))

Double glazed bay window to front; range of fitted wardrobes to one wall; radiator; picture rails.

BEDROOM 2

14'6 x 12' (into wardrobes) (4.42m x 3.66m (into wardrobes))

Double glazed window to rear; radiator; fitted wardrobes/shelving to one wall; exposed original floor boards.

BEDROOM 3

9'8 x 7'2 (2.95m x 2.18m)

Double glazed window to front; radiator; fitted double wardrobe and shelving.

BATHROOM

9'3 x 6'8 (2.82m x 2.03m)

Double glazed leaded light stained glass window to rear; modern and well appointed suite comprising panelled bath with centrally mounted mixer taps; separate corner shower cubicle; pedestal wash basin; WC; period style radiator; part tiled walls; inset shelving.

GARDEN

90' (inc garage) (27.43m (inc garage))

An attractive, well-maintained garden. Laid to lawn with numerous mature trees and shrubs allowing for much seclusion. Paved patio and pathway leading to a Yorkstone patio to the rear; sunken Koi carp fishpond; garden lighting; side access via gate. New fencing installed 2024.

DOUBLE GARAGE & PARKING

19' x 16'9 (5.79m x 5.11m)

Brick built double garage at rear with light and power; door to garden and two double glazed windows to garden with mirrored laminated glass; useful storage racking and fitted wall units. Gravelled drive to front for off street parking.

COUNCIL TAX

London Borough of Bromley - Band E



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.