



SQUARE FOOTAGE TAKEN FROM EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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62, Abbots Way, Beckenham, BR3 3SF  
Guide Price £575,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Offered with no onward chain this well presented 3 bedroom family home has a pleasant 70 ft garden and double garage. Ideal for families it is close to Marian Vian junior school, just over a mile from Langley Park secondary schools and for commuters just over 3/4 mile from Elmers End Rail Station and tram.



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### ENTRANCE

Part double glazed door, opaque double glazed windows to front, electric meter.

### HALLWAY

Dado rails, understairs storage cupboards, radiator, fitted carpet.

### DINING ROOM

Double glazed windows and door leading out to rear garden, glazed panel door allowing borrowed light to hall, feature fireplace with coal effect gas fire (not tested by Charles Eden), radiator, fitted carpet.

Glazed panel folding double doors leading into:

### LOUNGE

Double glazed half bay window to front, coved ceiling, feature fireplace with coal effect gas fire (not tested by Charles Eden), radiator, fitted carpet.

### KITCHEN

Double glazed window to rear, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, four ring gas hob with electric oven under and cooker hood over, integrated appliances: washing machine, under counter fridge and freezer, part tiled walls, vinyl flooring.

### STAIRS TO FIRST FLOOR

### LANDING

Access to loft, dado rails, fitted carpet.

### BEDROOM ONE

Double glazed bay window to front, picture rails, range of three fitted double wardrobes to one wall with overhead storage, window storage seat, two bedside storage units, radiator, fitted carpet.

### BEDROOM TWO

Double glazed window to rear, picture rails, range of three double fitted wardrobes with overhead cupboards to one wall of which one houses 'Ideal' gas boiler (not test by Charles Eden) and insulated hot water tank, radiator, fitted carpet.



### BEDROOM THREE

Double glazed window to front, picture rails, radiator, fitted carpet.

### SHOWER ROOM/WC

Opaque double glazed window to rear, comprising walk-in

shower, wash hand basin with mixer tap inset in vanity unit, concealed WC, chrome ladder style heated towel rail, fully tiled walls, tiled flooring.

### OUTSIDE

#### REAR GARDEN 70ft approx

Patio adjacent to rear of property, mainly laid to lawn with shrubs and trees,



### FRONTAGE

Walled with brick paved.

### DOUBLE GARAGE

Up and over door to front, light, pedestrian door to rear. Located to rear accessed via vehicular road.

NB. We are advised that the vehicular garage door has not been opened for some time and may require maintenance.

### EPC RATING E

### COUNCIL TAX D



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**Charles Eden**  
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