

LANGLEY
ESTATE AGENTS

EST 2010



SCAN ME



Eden Way BR3 £985,000

4/5 Bedroom House

A beautifully presented 4/5 bedroom extended family home located in the Langley Schools Catchment, a short walk to Eden Park Train Station and local amenities.

This combination of modern decor, spacious rooms and convenient location makes this property most desirable and must be seen to fully be appreciated.

The entrance hall comprises of a lounge, a spacious open plan fitted modern kitchen/diner 27'11 x 13'6, study/play room/fourth bedroom and W.C.

The first floor comprises three bedrooms and modern tastefully decorated three piece bathroom.

The second floor offers a Master bedroom with ensuite and walk in wardrobe with a Juliet balcony over looking stunning views.

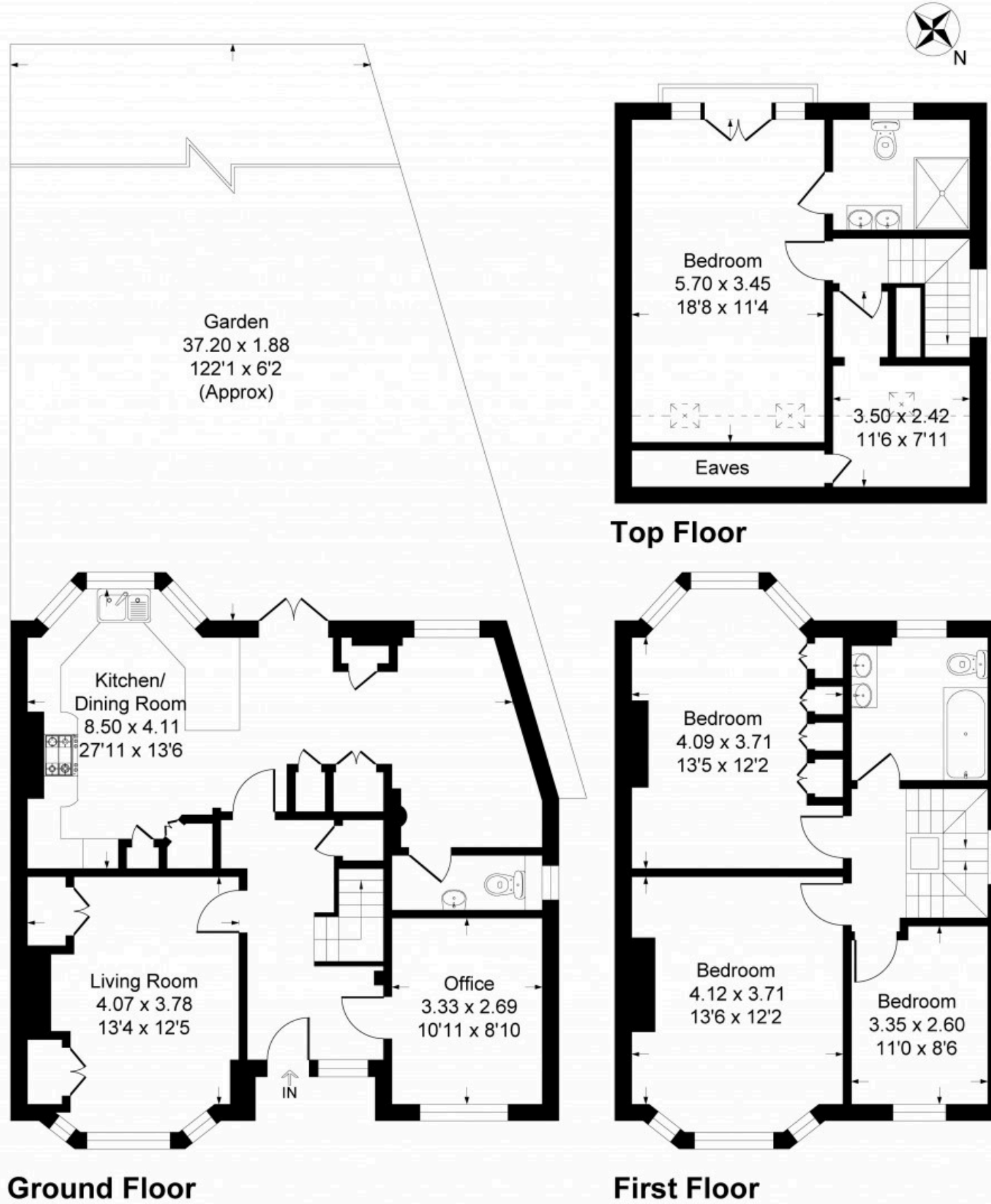
The property benefits from off street parking for several cars, gas central heating, double glazing a beautiful rear garden approx 122ft.

Please note that all property details are provided as a guideline only and are subject to change.

Buyers are advised to verify all information independently

Eden Way, BR3

Approximate Gross Internal Area = 169.7 sq m / 1828 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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