

# *Beckenham Place Park*

**£869,950**

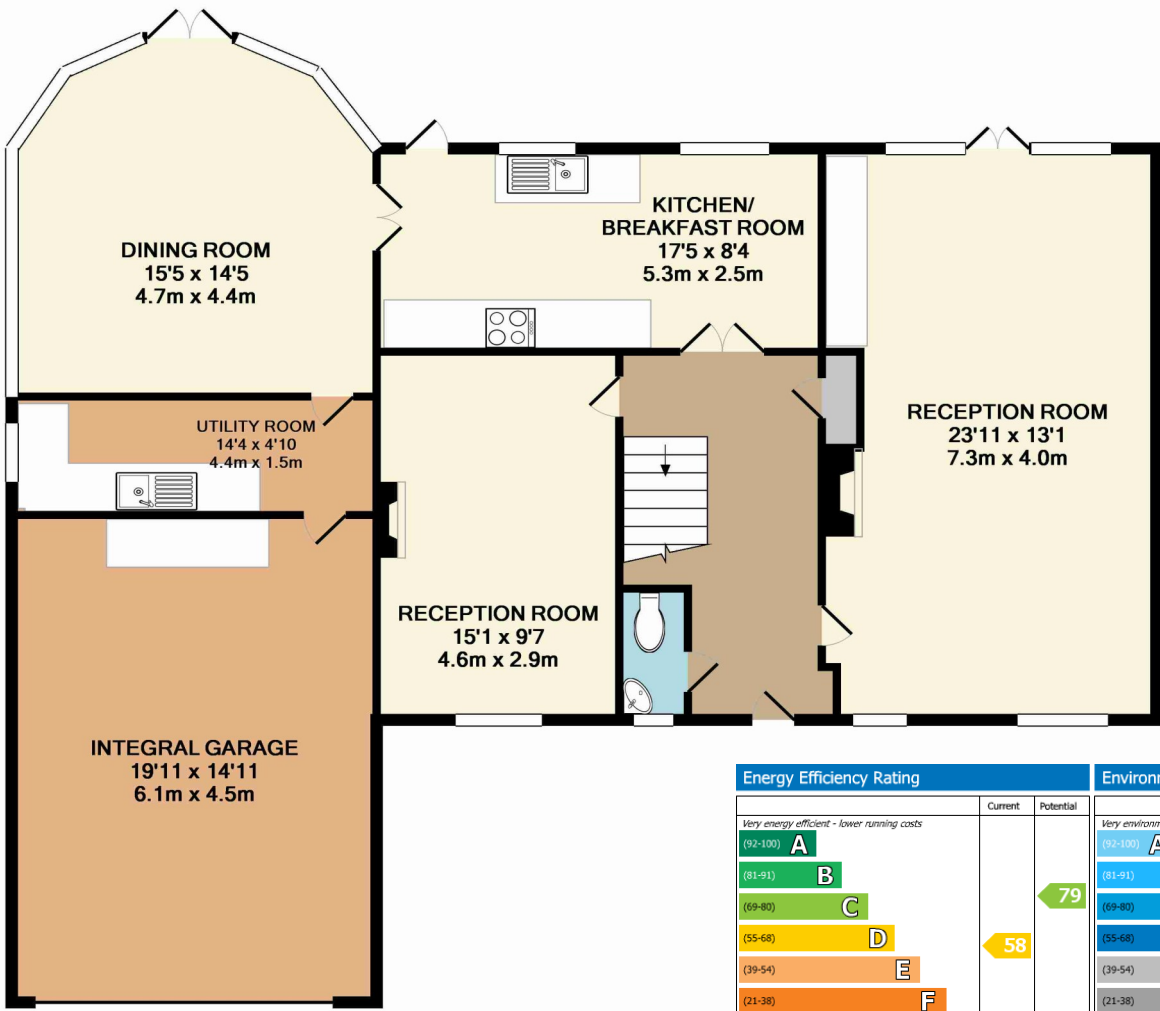


**Located in Beckenham Place Park is this beautifully presented four bedroom family home ideally located to Beckenham Junction Train Station and Beckenham High Street.**

**The entrance hall comprises of a lounge, TV room, spacious kitchen/diner, conservatory and WC.**

**The first floor comprises of four bedroom with an en suite to the master bedroom and a family bathroom.**

**The property also benefits from a garage, a large front garden with parking for up to 5 cars and a lovely rear garden.**

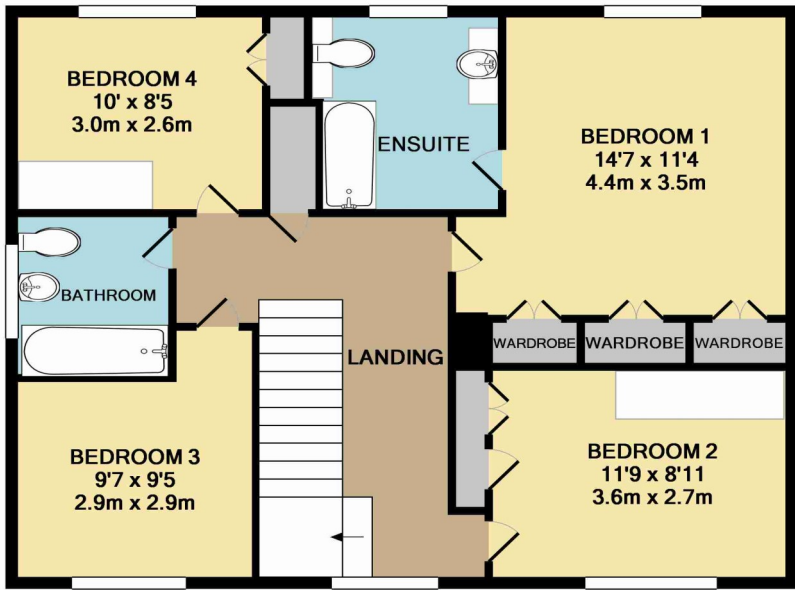


GROUND FLOOR

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |         |  | (91-100) <b>A</b>   |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         | 79   | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            | 58      |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                        | 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



1ST FLOOR

Disclaimer: Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.

TOTAL APPROX. FLOOR AREA 1733 SQ.FT. (161.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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