

# **Eden Way, BR3**

## **£550,000**



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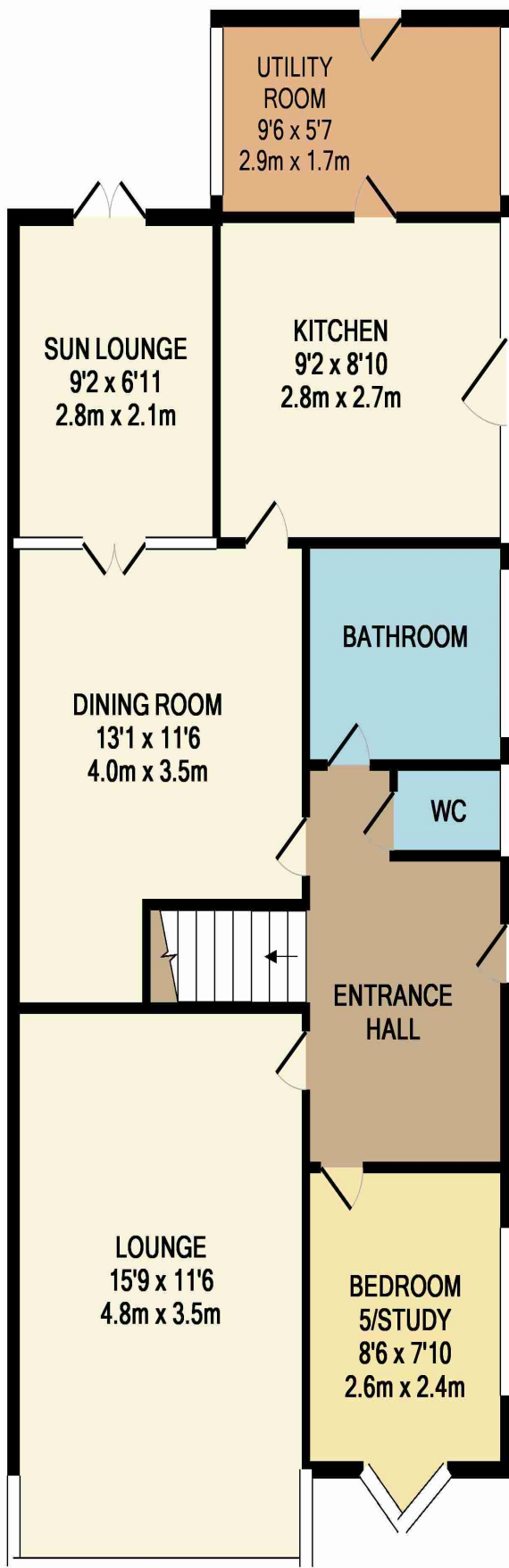
Langley Estate Agents are pleased to offer this 4/5 bedroom chalet style semi-detached property situated in Eden Way just minutes from Eden Park Station with its fast service to London Bridge and Charing Cross, Langley Schools Catchment, Sainsburys Local, local amenities and bus routes.

This lovely family home has been extended to provide spacious accommodation and retains many period features. The ground floor comprises a lounge, separate dining room leading to sun lounge, modern fitted kitchen, utility room, downstairs bathroom, separate W.C and study/bedroom 5. To the first floor there are four bedrooms and wc.

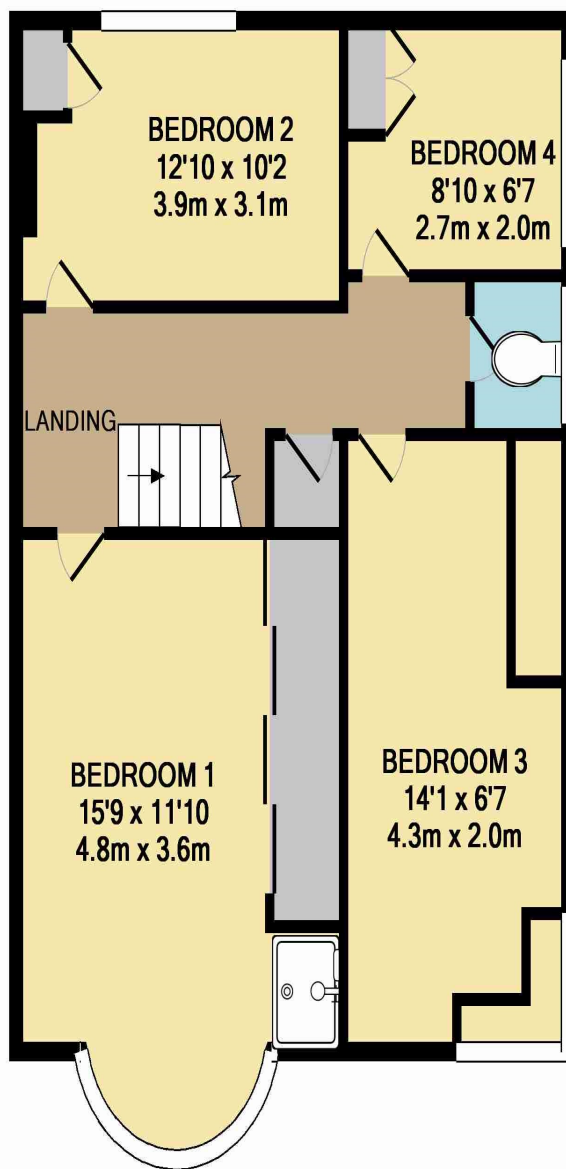
The garden is approximately 100ft to the rear and westerly facing.







GROUND FLOOR





1ST FLOOR

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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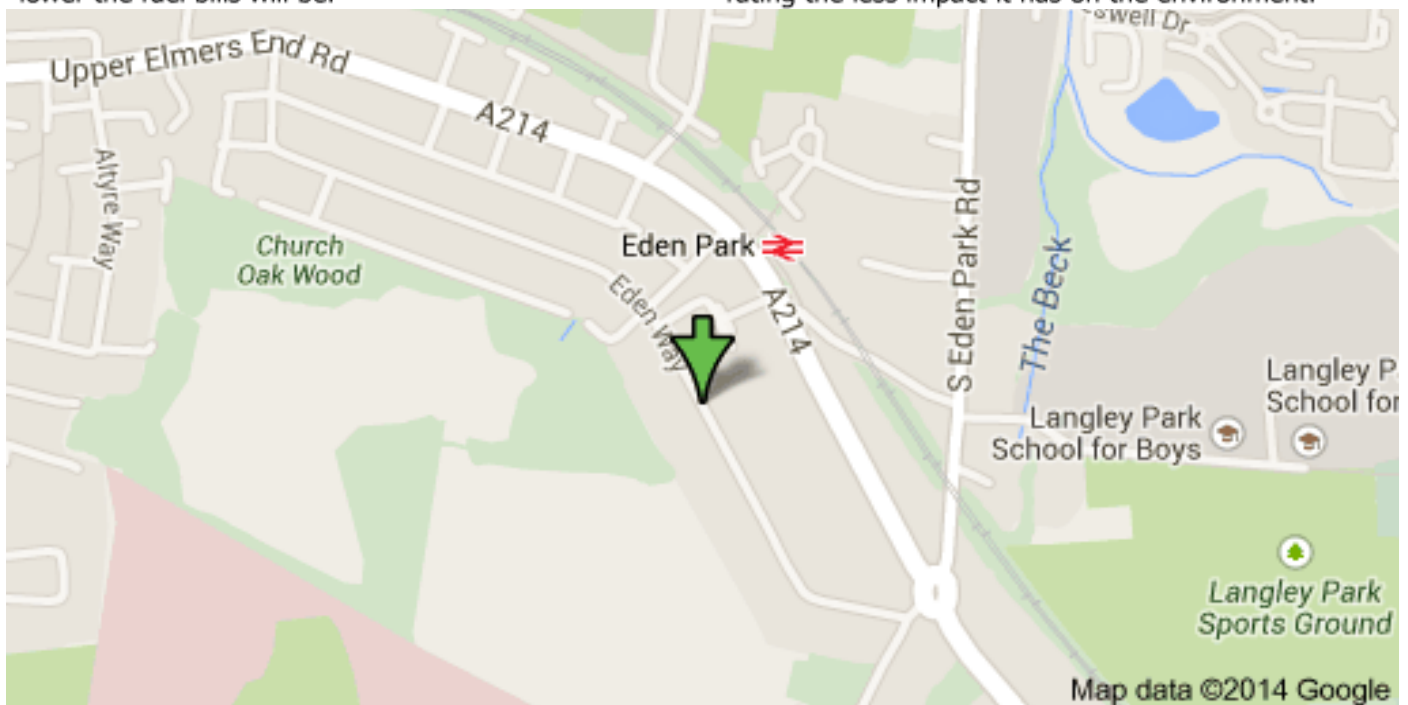
**DISCLAIMER: PLEASE NOTE THESE PARTICULARS WHILST BELIEVE TO BE ACCURATE AND ARE SET AS GUIDELINES ONLY AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>68</b>	(55-68) <b>D</b>	<b>57</b>	<b>62</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		<b>England &amp; Wales</b>	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.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



**Call us on 0208 166 0400**

