

Langley Road, BR3

£385,000



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A beautifully presented two bedroom Victorian Coach House located within easy access to Elmers End Train Station and tram. The ground floor comprises of a lounge and modern white gloss fitted kitchen.

The first floor comprises of two double bedrooms and a bathroom. The property also benefits from off street parking and a lovely 75ft rear garden.

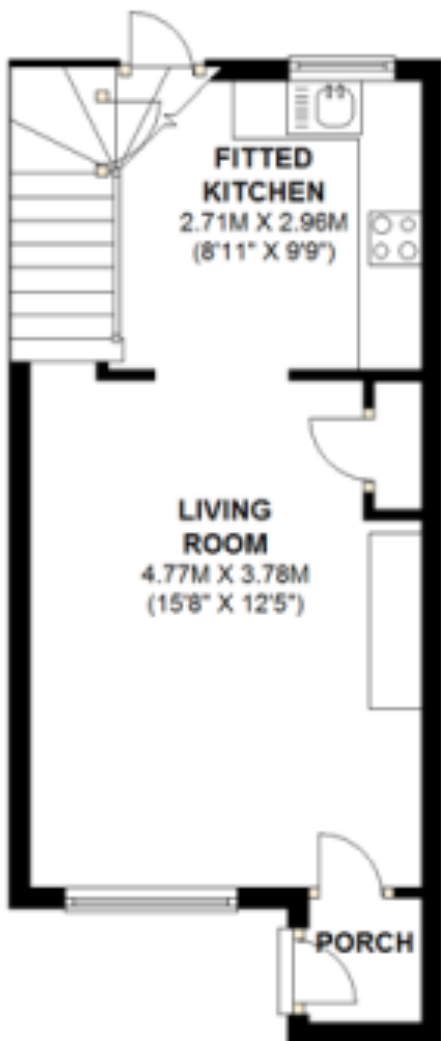
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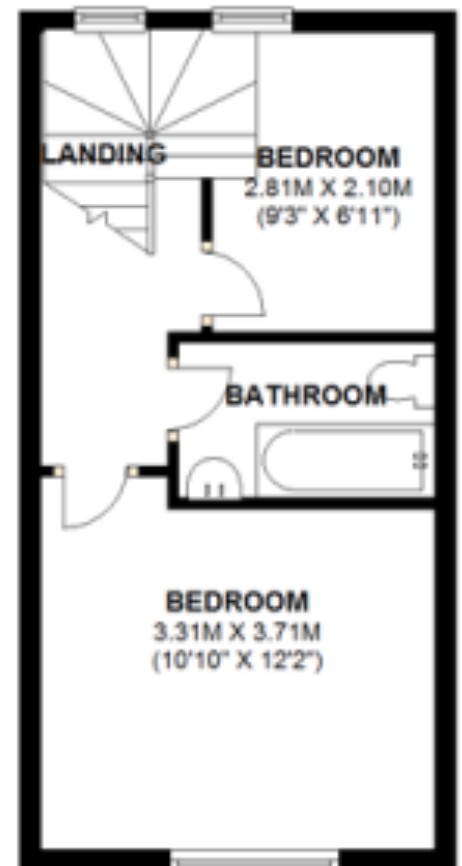
GROUND FLOOR

APPROX. 29.4 SQ. METRES (316.3 SQ. FEET)



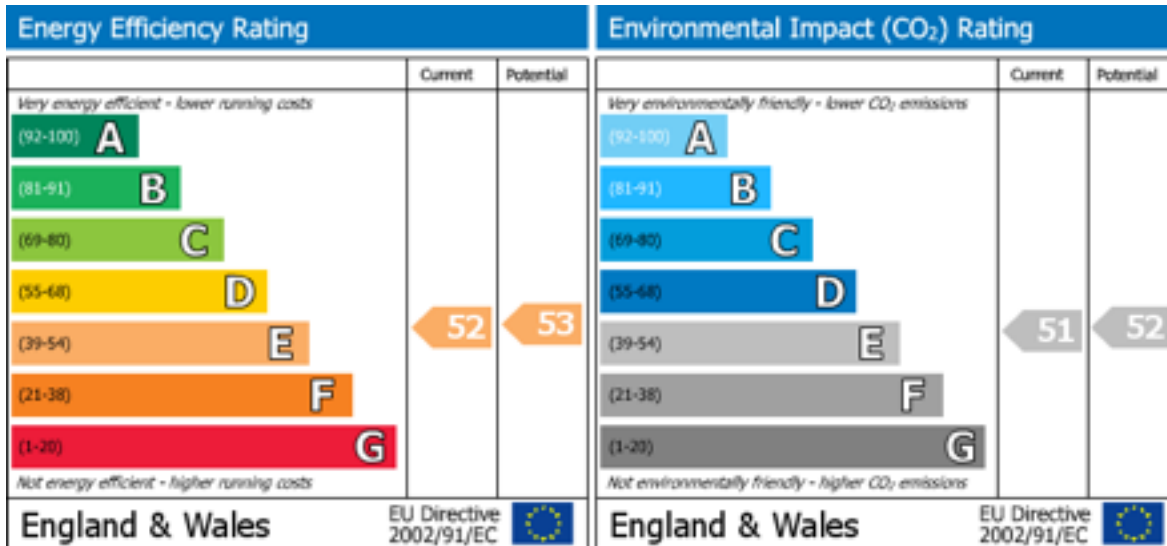
FIRST FLOOR

APPROX. 27.8 SQ. METRES (299.4 SQ. FEET)



TOTAL AREA: APPROX. 55.4 SQ. METRES (596.2 SQ. FEET)

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.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

