

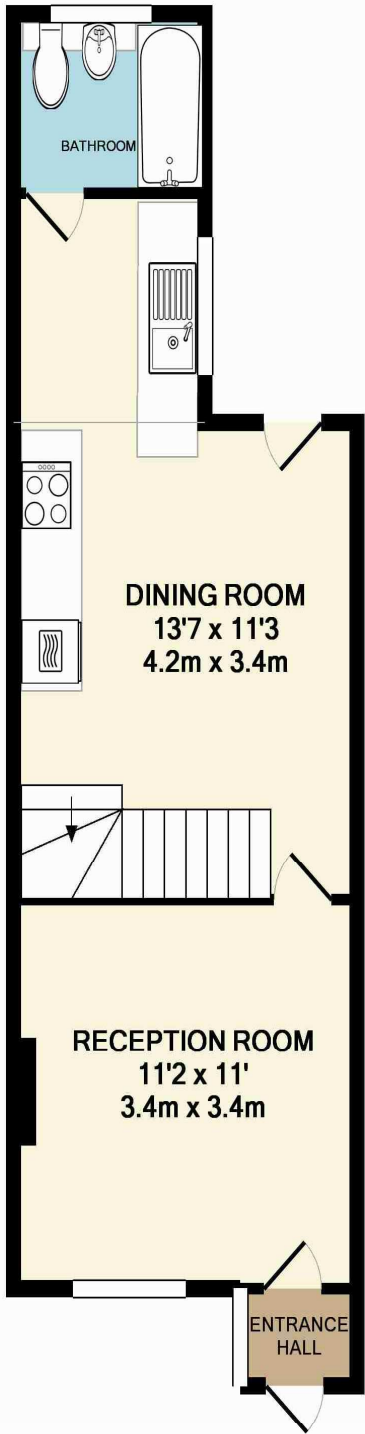
Eden Road

£230,000

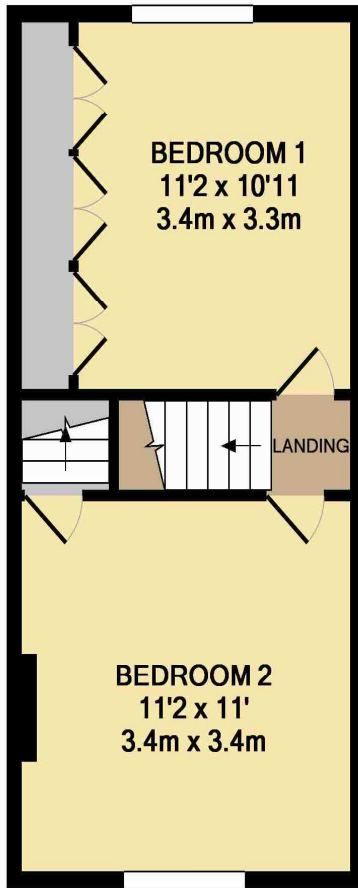


A well presented two bedroom house in an ideal location to Elmers End Train Station and Tram. Within approx 0.5miles to Beckenham High Street and close to local amenities.

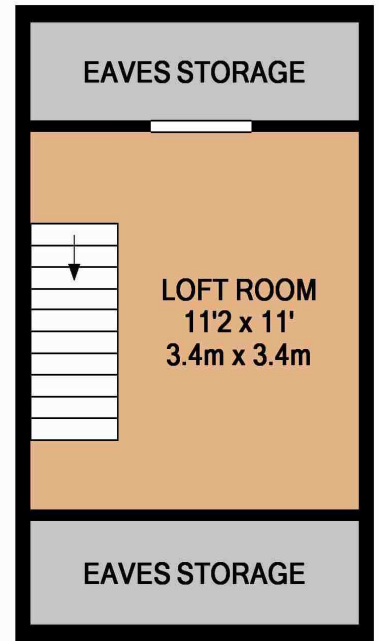
The entrance hall comprises lounge, a spacious open plan kitchen/diner and a bathroom with three piece suite. The first floor comprises of two double bedrooms. The first floor comprises of two double bedrooms. Leading to the boarded loft through the master bedroom which can be used for storage/ study/spare room. The property also benefits from double glazing gas central heating and a lovely rear garden approx 40ft.



GROUND FLOOR



1ST FLOOR



2ND 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 753 SQ.FT. (70.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	