

# Upper Elmers End Road, BR3, Freehold Offers In Excess Of £420,000



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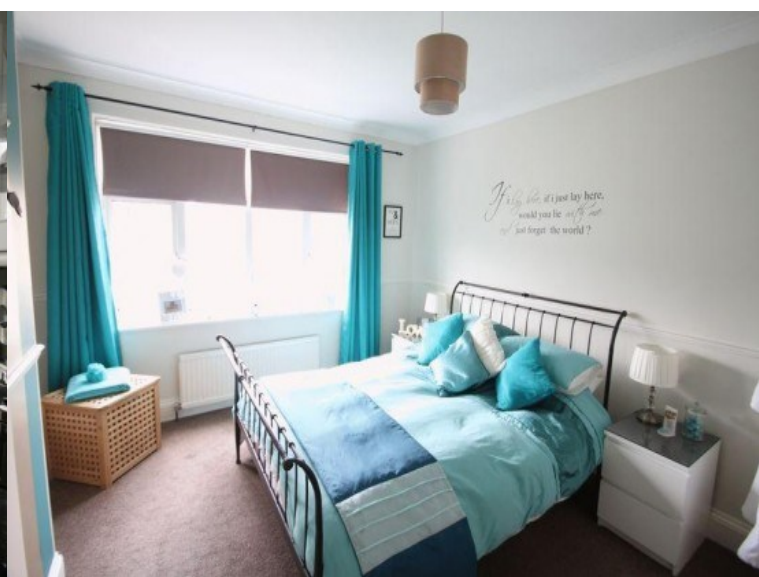
A well presented three bedroom house in an ideal location for Eden Park Train Station, local amenities and Schools.

The entrance hall comprises of two reception rooms and a modern fitted kitchen.

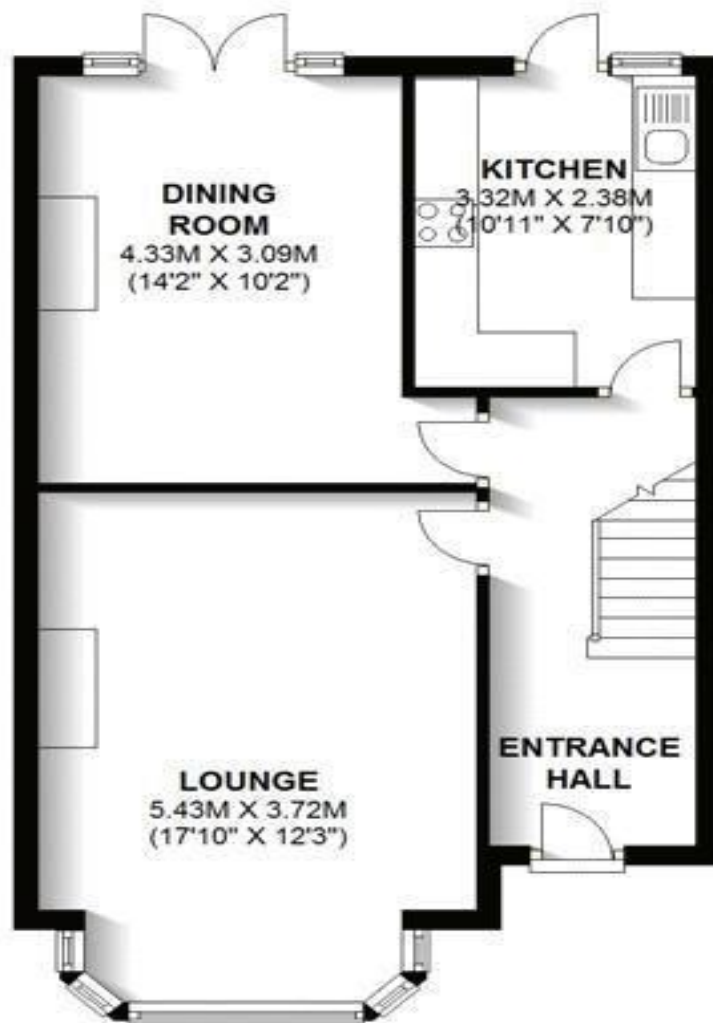
The first floor comprises of two double bedrooms, a good size single bedroom and a family bathroom.

The property benefits from gas central heating, double glazing, a garage at the rear and a lovely front and rear garden

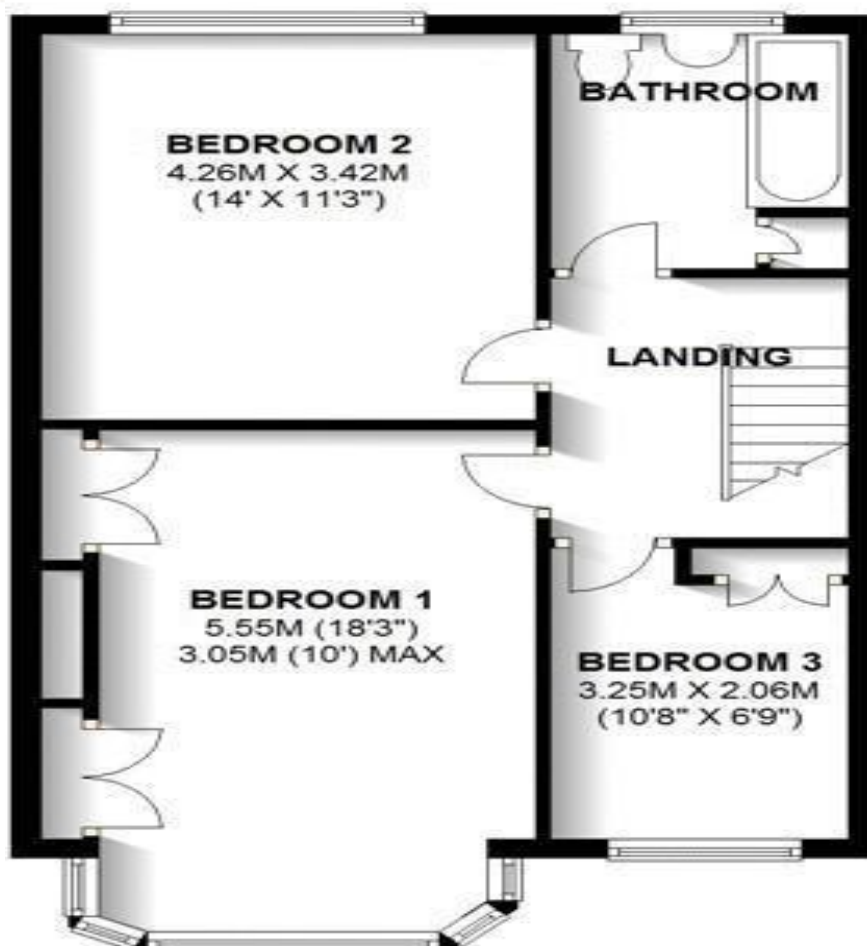




## GROUND FLOOR



## FIRST FLOOR



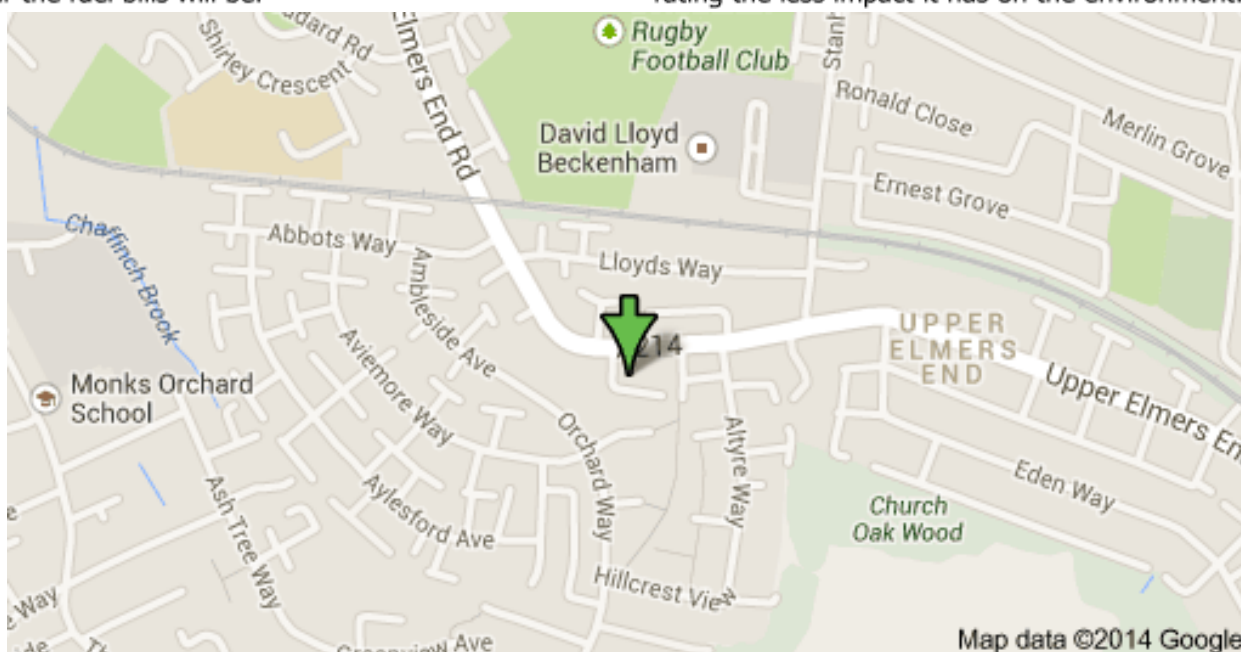
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NOTE THESE PARTICULARS  
WHILST BELIEVE TO BE  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	<b>54</b>	<b>83</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	<b>49</b>	<b>82</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>			(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			England & Wales		
EU Directive 2002/91/EC			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.



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