

Upper Elmers End Road

Freehold

£380,000



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408 Upper Elmers End Road,

Beckenham Kent BR3 3HG

0208 166 0400



A three bedroom family home in need of modernisation within easy access to Langley Schools, local amenities Eden Park Train Station and local transport. Offered Chain Free.

The entrance hall comprises of two reception rooms, kitchen, lean to with W.C.

The first floor comprises of three bedrooms and a bathroom with three piece suite.

The property benefits from a 90ft rear garden with a garage, double glazing and gas central heating.



Porch
UPVC double glazed window and door, quarry tiled floor

Entrance Hall
5.64m x 1.91m (18' 6" x 6' 3") a good size with picture rail, cupboard under stairs with fuse board and gas and electricity meters, cloaks cupboard

Sitting Room
5.18m x 3.81m (17' x 12' 6") Claygate style brick fireplace with tiled hearth and open fire, picture rail, radiator beneath large double glazed windows to front, further radiator

Dining Room
4.34m x 3.43m (14' 3" x 11' 3") tiled fireplace with open fire, radiator, double glazed sliding aluminium doors onto terrace and garden

Kitchen
3.28m x 2.24m (10' 9" x 7' 4") fitted with white units and grey work tops, 1½ bowl sink unit plus mixer taps, work surfaces with cupboards and drawers beneath, Phillips Whirlpool 4-ring gas hob, tall unit housing electric fan cooker with cupboards above and below, range of wall units to one wall with two glazed cabinets plus shelving, tiling to walls above work surfaces, space for upright fridge/freezer, ceramic tiled floor, Potterton Kingfisher gas fired central heating boiler, door to

Utility/Lean-To
2.18m x 1.68m (7' 2" x 5' 6") plumbing for washing machine and dishwasher, UPVc double glazed window and door

Cloakroom
with high level cistern and window

Landing
access to loft, picture rail

Bedroom 1
4.88m into bay x 3.71m (16' x 12' 2") picture rail, boarded fireplace, radiator, large double glazed UPVc windows to front

Bedroom 2
4.32m x 3.71m (14' 2" x 12' 2") to include built in wardrobe with storage cupboards above, fully tiled corner shower unit with Aqualisa chrome shower unit and curved sliding doors, picture rail, double radiator, UPVc double glazed windows to rear

Bedroom 3
2.90m x 2.01m (9' 6" x 6' 7") picture rail, radiator, UPVc double glazed window to front



Spacious Bathroom
2.90m x 1.98m (9' 6" x 6' 6") panelled bath plus chrome mixer taps and shower attachment, wash basin set into tiled top, low level wc, heated towel rail/radiator, fully tiled walls, airing cupboard with copper cylinder and slatted shelves, storage cupboards, obscured UPVc double glazed window to rear

Rear Garden
about 40m (135ft) in length, paved terrace to the rear of the house with two levels, the rest of the garden is mainly laid to lawn with paved paths either side

Large Garage
to far end of the garden approached via rear access with up and over door, door to side

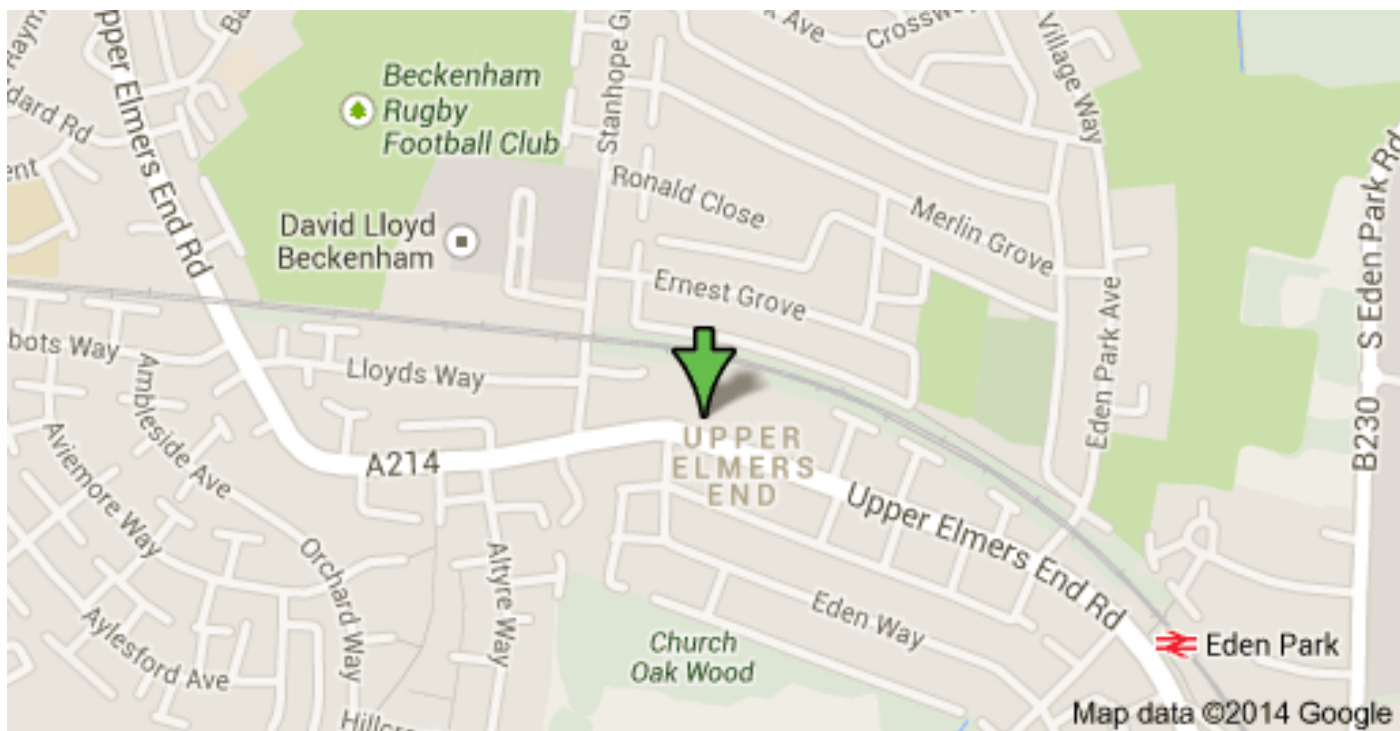
Front Garden
mainly paved with flower borders and wall to front

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WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
GIUDELINES ONLY AND DO NOT CONSTITUTE ANY
PART OF AN OFFER OR CONTRACT.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (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	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 (CO₂) 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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