

Eden Park Avenue

£335,000



langleyestateagents.co.uk

408 Upper Elmers End Road,

Beckenham Kent BR3 3HG

0208 166 0400

office@langleyestateagents.co.uk



A three bedroom terrace house backing onto the Harvington Estate.

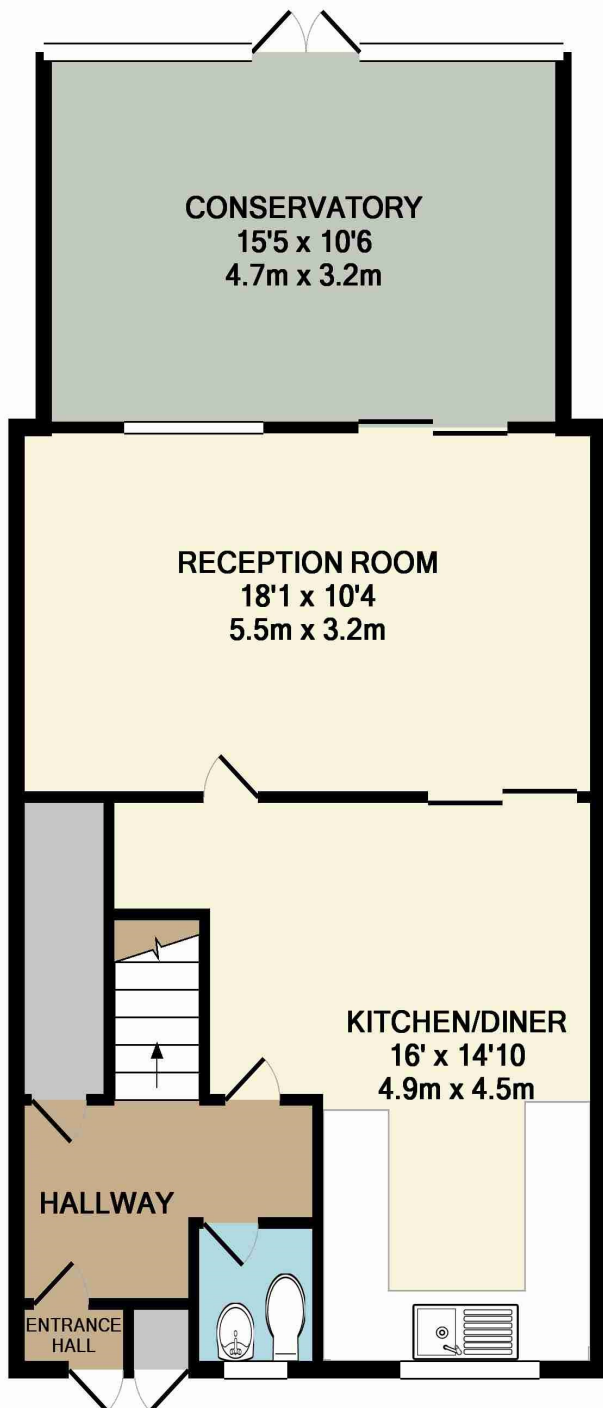
The entrance hall comprises of a spacious kitchen/diner recently fitted white units, lounge, conservatory and W.C.

The first floor comprises of three bedrooms and three piece bathroom suite and plenty of storage cupboards.

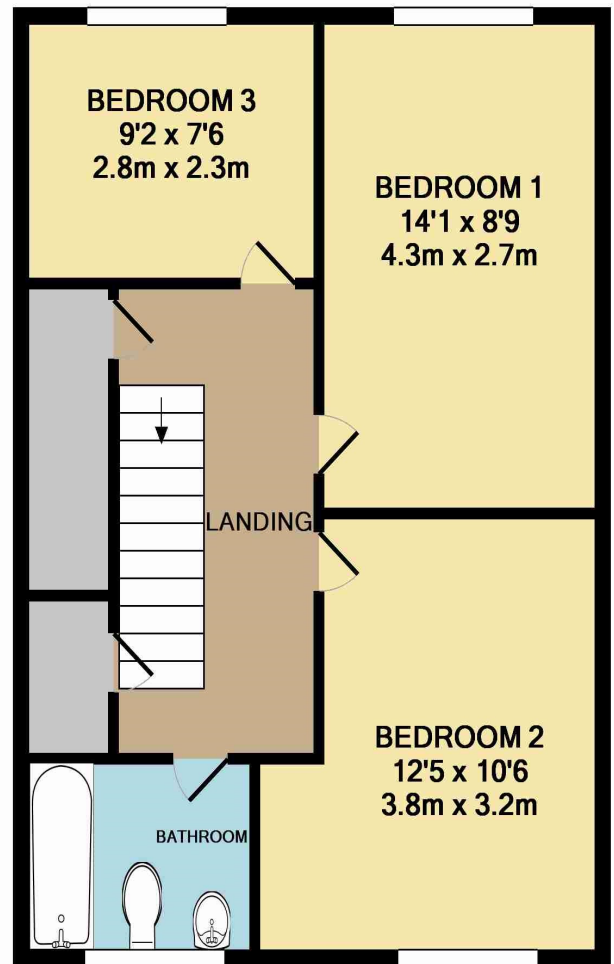
The property also benefits from gas central heating, double glazing, a rear garden with a patio.

The property is offered Chain Free.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 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

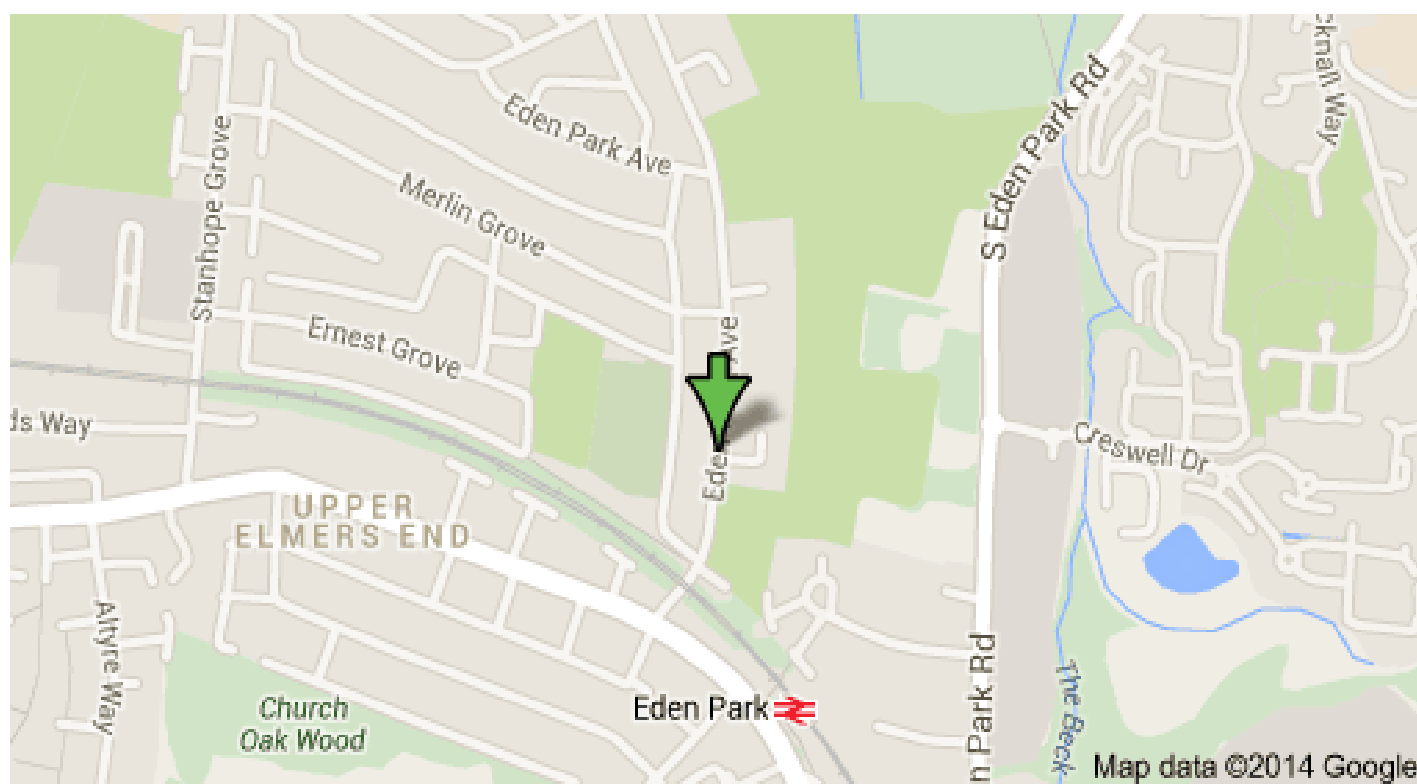
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		89	(92-100) A		91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D	65	
(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		

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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