

ABBOTS WAY, BR3

£475,000



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408 Upper Elmers End Road,

Beckenham Kent BR3 3HG

0208 166 0400



A very well presented three bedroom family home with a bonus loft room, newly fitted kitchen and bathroom with a four piece suite. Situated close to local transport, local amenities and the choice of Eden Park Trains Station or Elmers End Train Station and Tram.

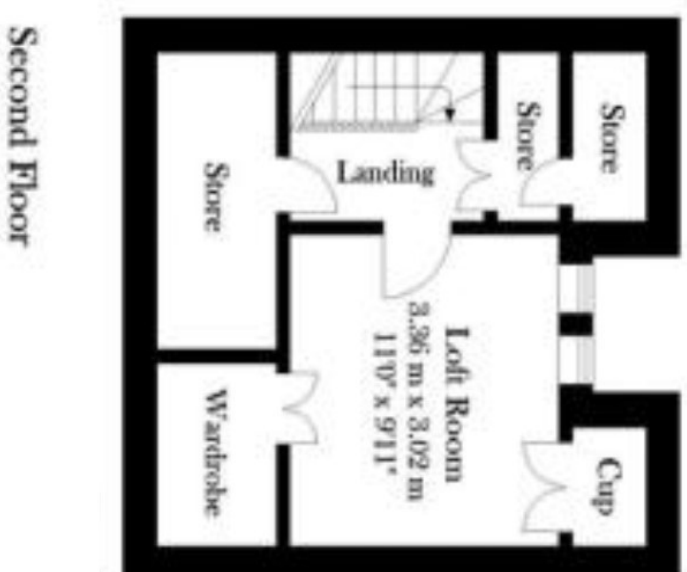
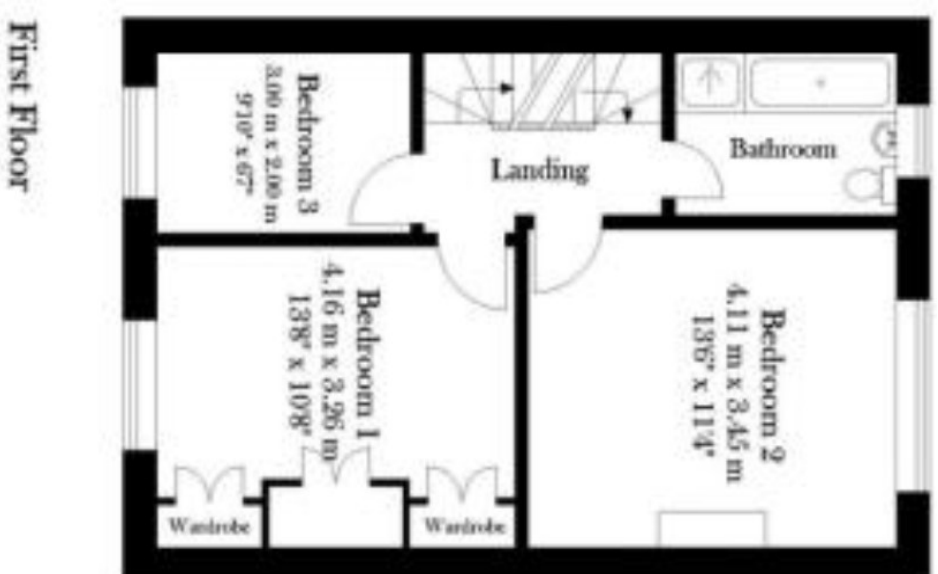
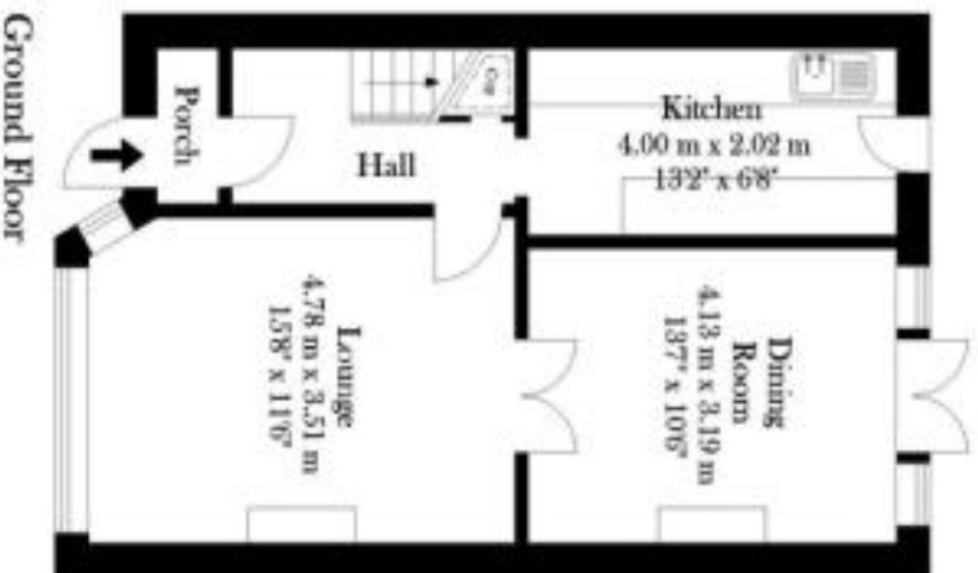
The entrance hall comprises of two reception rooms and a modern newly fitted kitchen. The first floor comprises of three bedrooms and a lovely modern bathroom with shower cubicle and three piece suite.

The second floor comprises of a loft room with ample storage space.

The property also benefits from a garage at the rear, a stunning rear garden, gas central heating, double glazing and off street parking for two cars.



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DISCLAIMER: PLEASE NOTE THESE PARTICULARS WHILST BELIEVE TO BE ACCURATE AND ARE SET AS GUIDELINES ONLY AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurement are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
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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