

AYLESFORD AVENUE, BR3 £495,000



408 Upper Elmers End Road
Beckenham Kent BR3 3HG
0208 166 0400

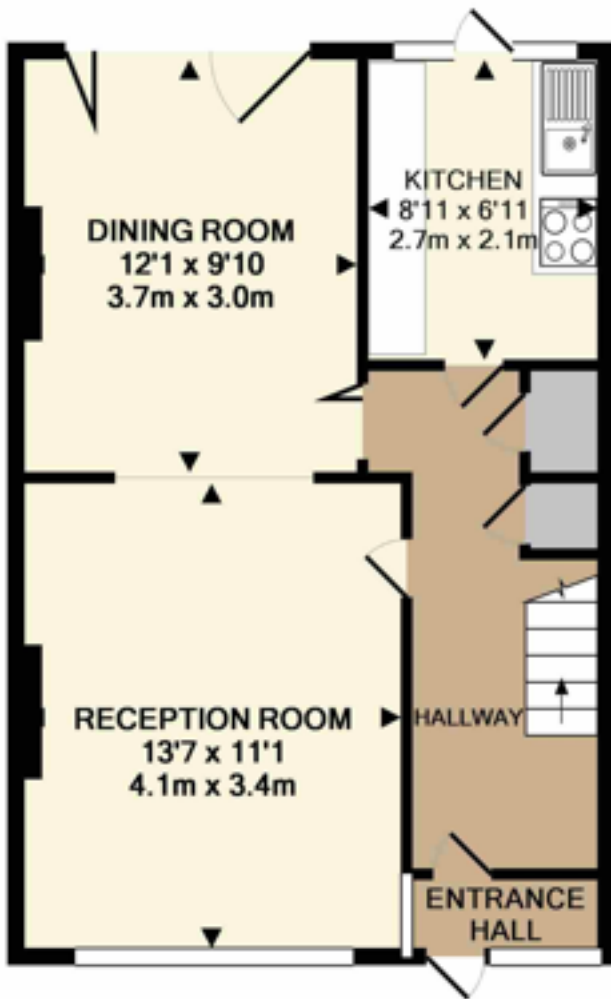
office@langleyestateagents.co.uk



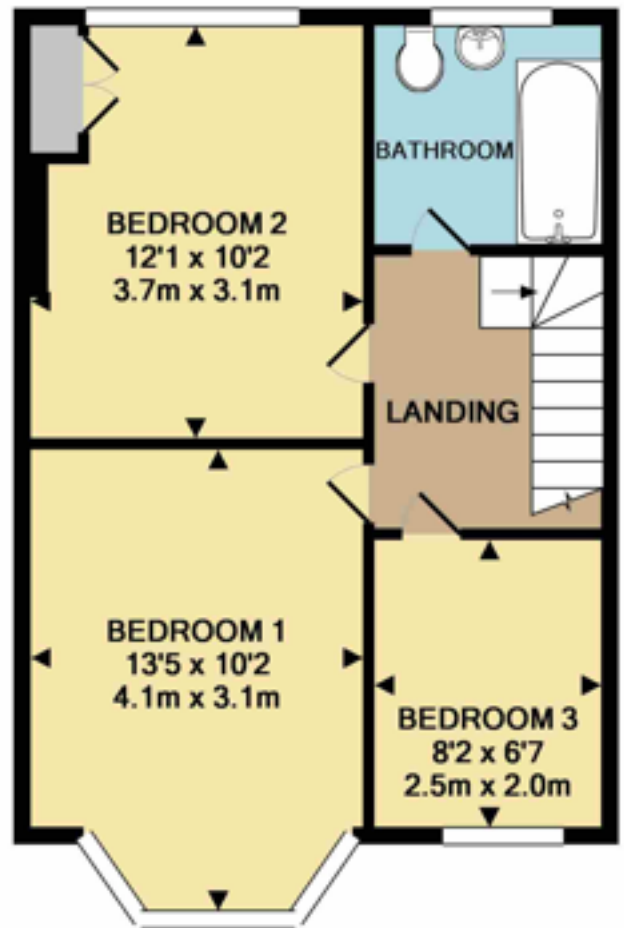
A three bedroom house built in the 1930's the property is in excellent condition throughout. Benefitting from a double garage with an electric door and off street parking for two cars. The ground floor comprises of an entrance hall, lounge, dining room and fitted kitchen. The first floor comprises of three bedrooms with a modern bathroom three piece suite with shower over the bath. The property is close to excellent transport links including buses, trains and trams. There are also Marian Vian and Langley Secondary Schools only a short distance away. The property also benefits from a rear garden approx, new gas central heating and rewired throughout. The property is close to excellent transport links including buses, trains and trams. There are also Marian Vian and Langley Secondary Schools only a short distance away.

CALL US ON 0208 166 0400





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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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.

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		87	(81-91) B		85
(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	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.

