

AVIEMORE WAY

£565,000



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



A well presented end of terrace three bedroom family home with a bonus loft room. The property is situated close to Eden Park Train Station with a variety of supermarkets, coffee shops and restaurants.

The ground floor comprises of a thru-lounge/diner and fitted kitchen.

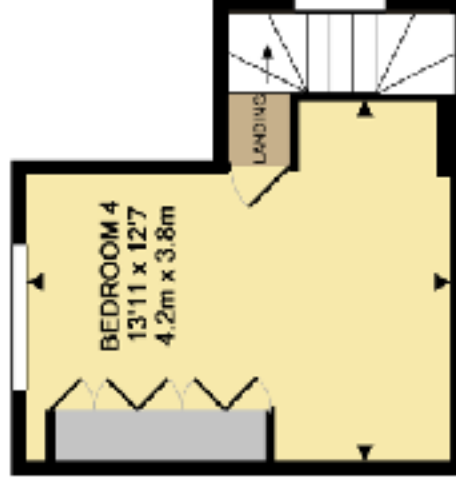
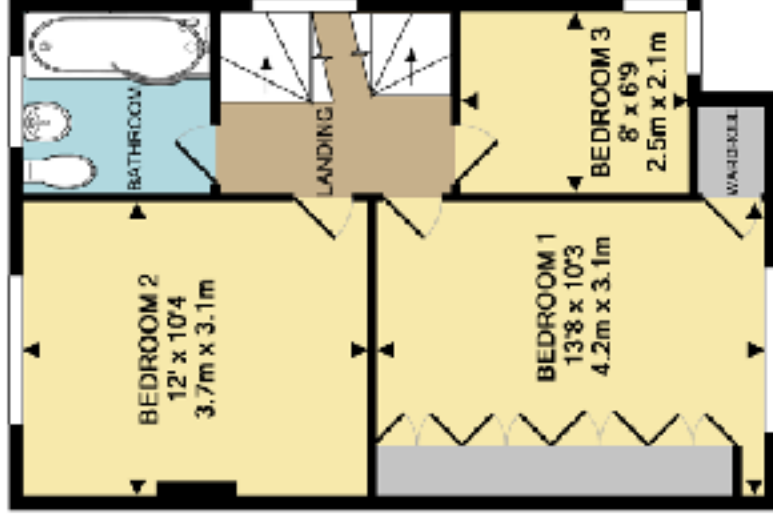
The first floor comprises of three bedrooms and a remodelled family bathroom.

The second floor comprises of a loft room.

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



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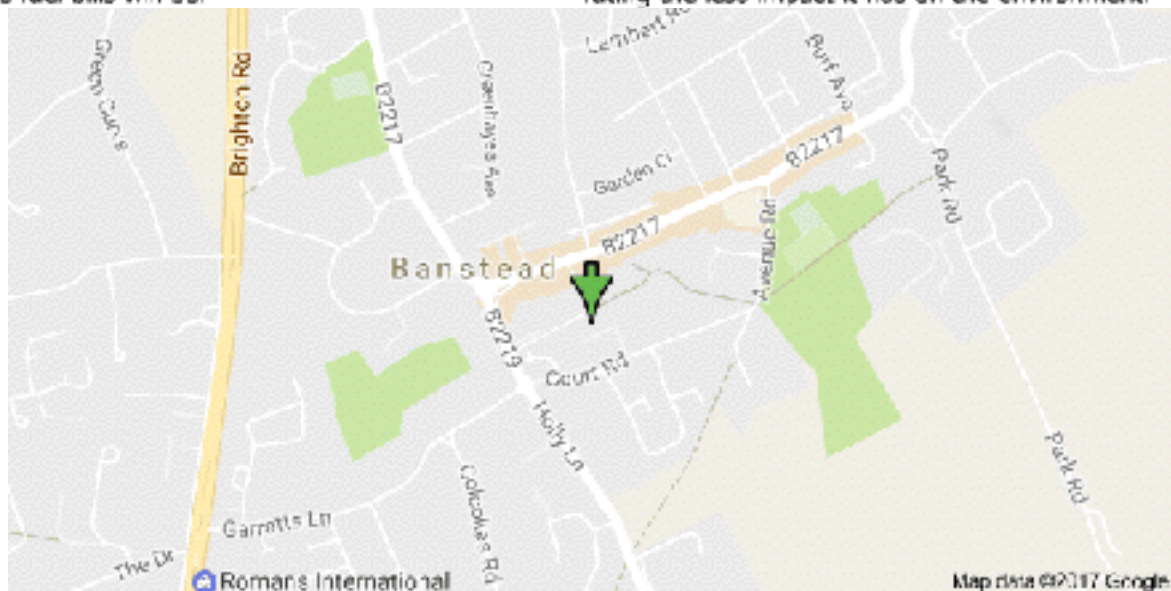
TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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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>	
	82		79
	41		34
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.