

# **SOUTH EDEN PARK ROAD, BR3 £950,000**



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



This property must be seen to be fully appreciated! Langley Estate Agents offers to you this well presented five bedroom family home located in an ideal location for Langley Schools, Unicorn Primary School, Eden Park Train Station and local shops and amenities. The ground floor comprises of a spacious landing thru-lounge/dining room, conservatory, W.C, remodelled kitchen, breakfast room, utility room and study/bedroom 5. The first floor comprises of four bedrooms and a family bathroom. The property also benefits from a sweeping driveway enough for 4/5 cars with electric cast iron gates, garage, gas central heating (new boiler), double glazing, a porch to the front of the house and a stunning rear garden. The property also has potential to extend STPP. Also offered to the market Chain Free.

**CALL US ON 0208 166 0400**



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.

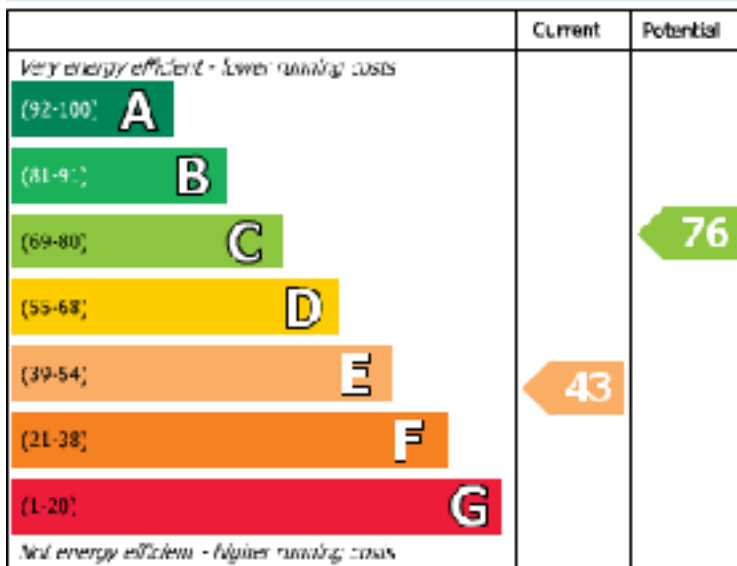


TOTAL APPROX. FLOOR AREA 1572 SQ. FT. (148.0 SQ. M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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## Energy Efficiency Rating

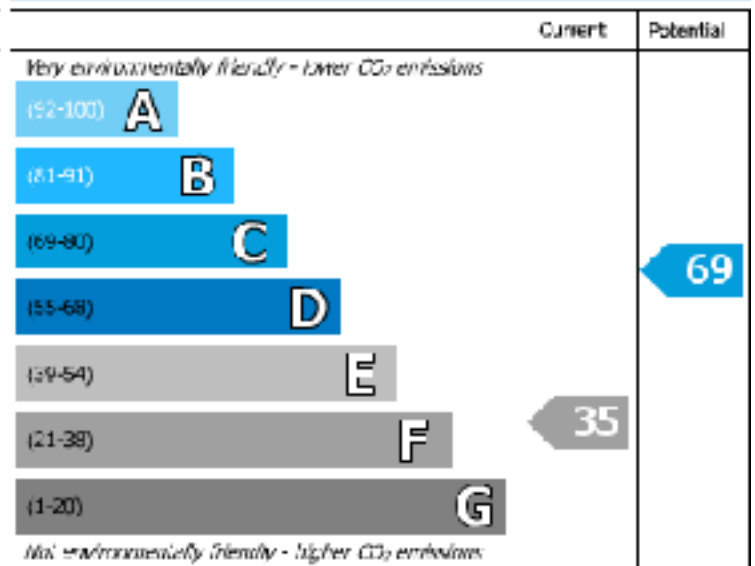


England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

