

EDEN WAY, BR3
£565,000



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A three bedroom home with a bonus loft room and extended kitchen located in a popular tree lined road in Eden Park. The property benefits from off street parking, south facing garden approx 90 ft and a garage at the rear.

The ground floor offers two reception rooms and extended kitchen. The first floor comprises of three bedrooms and a large family bathroom with free standing shower and bath. The second floor can be accessed via a spiral staircase into a loft room offering storage in the eaves.

Eden Park offers a train line leading to Charing Cross Waterloo East, London Bridge and Cannon Street line.

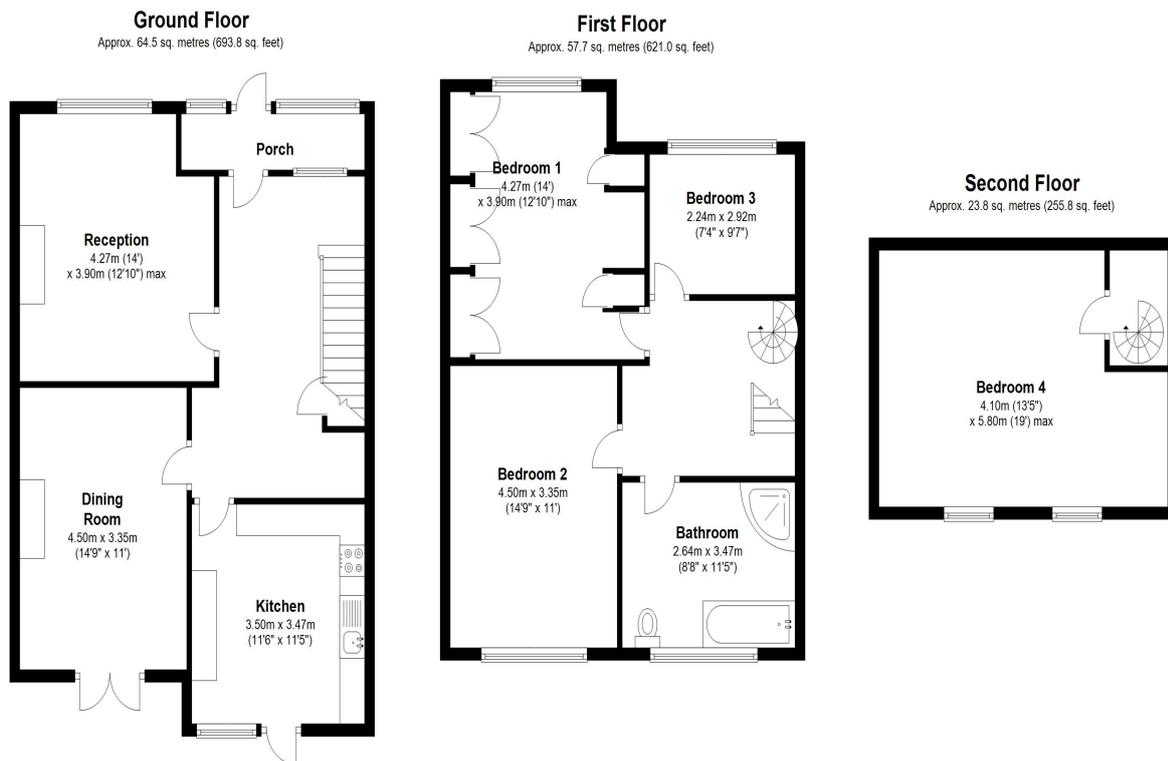




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		Current: 66	Potential: 84
<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	
		Current: 58	Potential: 80

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.



Total area: approx. 145.9 sq. metres (1570.5 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

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.