



Beckenham BR3
Guide price £720,000

Description:

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A four bedroom detached house for sale on this corner plot in this sort after area of Park Langley. The property consists of a front lounge room, ground floor shower room with wc, utility room including wall units, sink, spaces for washing machine, dryer and storage closet. Also included on the ground floor is a double aspect living room with gas fireplace, fourth bedroom/dining room and fitted kitchen with breakfast area. There is also access to the garden from the kitchen and living room.

Upstairs consists of a family bathroom, separate wc, master bedroom with fitted wardrobes, second bedroom with fitted wardrobes including vanity unit, third bedroom and loft area that is boarded for storage.

The property also benefit's from a rear garden with patio area, raised lawn, summer house, garden storage shed, side access and front driveway for several vehicles. The property has also been upgraded with a new flat roof to the rear extension.

The property is located 2 minutes walk to Eden Park Station which is accessed by a pathway behind the property and takes approximately 35 minutes into Charing Cross or London Bridge Stations.

Viewings are highly recommended.



Directions: From Eden Park Station head southeast on Links Way towards Upper Elmers End Road. At the roundabout take the first exit onto South Eden Park Road. The property will be on your left side.

Tenure: Freehold

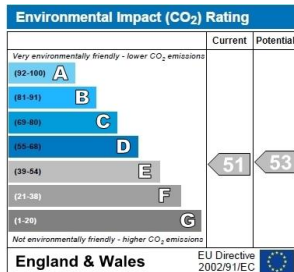
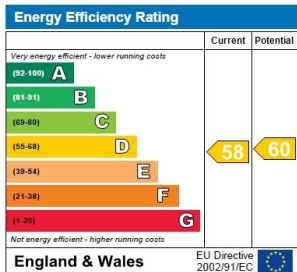
Council Tax Band: G

Local Authority: London Borough of Bromley



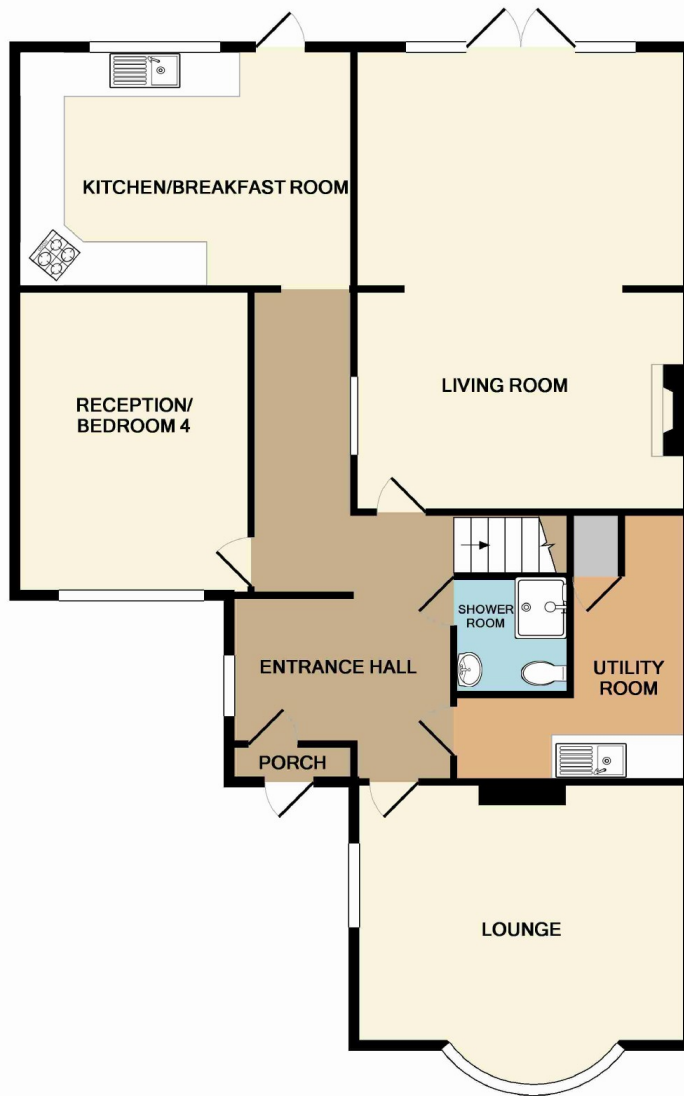
Room Dimensions:

Porch	
Entrance Hallway	
Lounge Room	14'11 x 13'02
Double Aspect Living Room	21'07 x 14'11
Dining Room / Fourth	13'09 x 10'07
Kitchen	15'02 x 11'0
Shower Room	5'05 x 5'02
Utility Room	10'06 x 8'0
Rear Garden	72'06 x 38'11
Summer House	10'02 x 7'01
Garden Shed	11'10 x 7'04
Landing	
Master Bedroom	13'01 x 12'10
Bedroom Two	13'11 x 12'0
Bedroom Three	10'05 x 8'06
Family Bathroom	8'07 x 5'06
WC	5'11 x 2'06
Loft Storage	



Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 1107 SQ.FT.
(102.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1711 SQ.FT. (158.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Bromley

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