

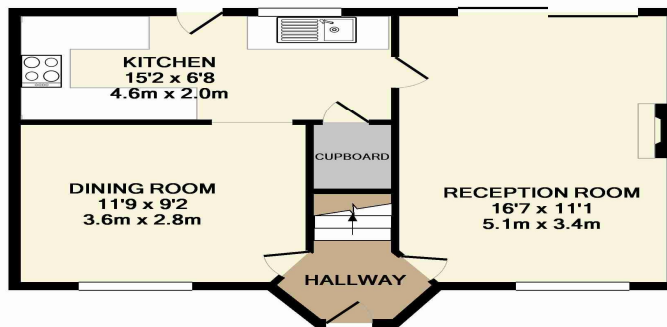
# The Close

£265,000

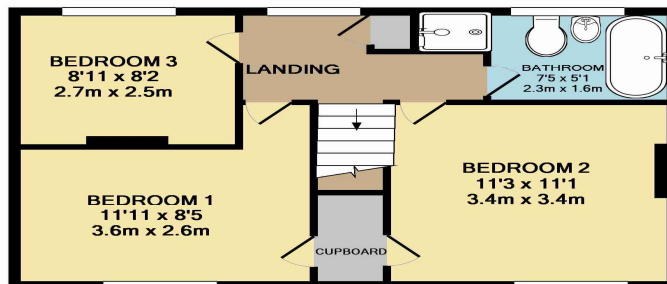


**A well presented three bedroom semi detached family home. Located in a quiet cul-de-sac within easy access to Beckenham High Street, Elmers End Train Station and Tram. The ground floor comprises of a lounge, dining room and kitchen. The first floor comprises of three bedrooms and a family bathroom. The property also benefits from gas central heating, four piece bathroom suite and a large garden.**





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	59	44	52
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

*Disclaimer: Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.*