

EDEN WAY, BR3

£515,000



langleyestateagents.co.uk
408 Upper Elmers End Road
Beckenham Kent BR3 3HG



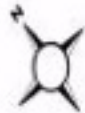
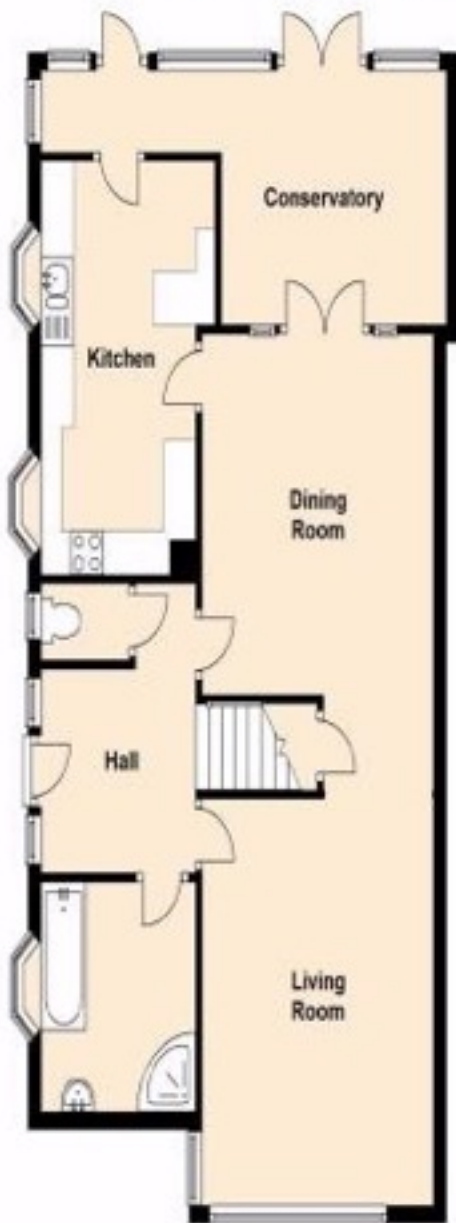
Langley Estate Agents are please to present this two bedroom semi detached home, offering spacious living space throughout. The entrance hall comprises of a lounge, dining room, conservatory, kitchen and bathroom with separate w.c. The first floor comprises of two double bedrooms. The property also benefits from off street parking, gas central heating, double glazing, garage and a stunning rear garden. The property also has planning permission granted for two extra bedrooms and a shower room, plans attached.

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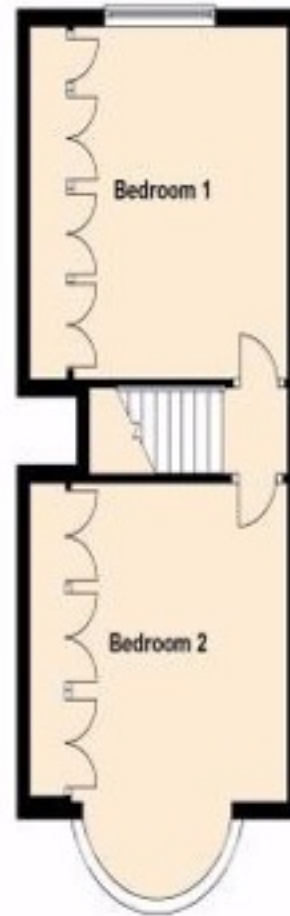
Ground Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using The Mobile Agent.

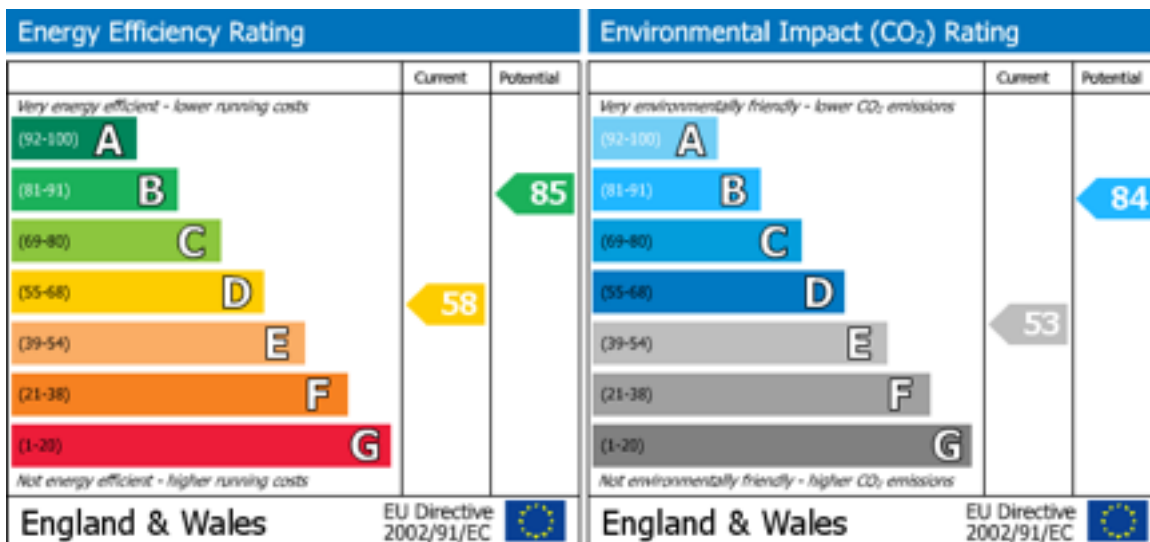
TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 SQ.M.)

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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.



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.

