



the address.
the property agent.



Eden Road, Beckenham

Two bedroom Victorian terraced cottage

Offers in excess of **£425,000**

Eden Road, Beckenham

Overview

- Terraced Victorian cottage
- Two double bedrooms
- Open plan kitchen dining room
- Double glazed throughout
- Shutters to front
- Gas central heating
- Walking distance to Elmers End train station and tram stop
- Close to local amenities
- Close to popular primary schools



"Walking distance to Elmers End train station and tram stop!"

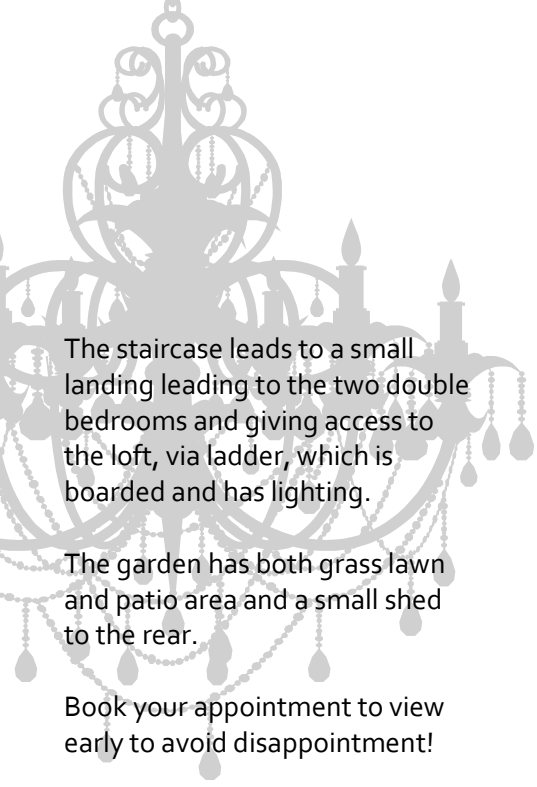


The Address are delighted to offer this well presented two double bedroom family home.

Set in a Victorian terrace this well proportioned house is ideally located close to Elmers End train station and tram stop giving easy access to both The City & West End as well as East Croydon and Wimbledon.

This lovely family home comprises of reception room with wood effect flooring, double glazing and shutters leading through to kitchen dining room. The kitchen dining room has door to the garden, space for table and chairs and is part integrated with built-in gas hob and electric oven, space and plumbing for washing machine and under counter fridge.

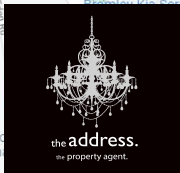


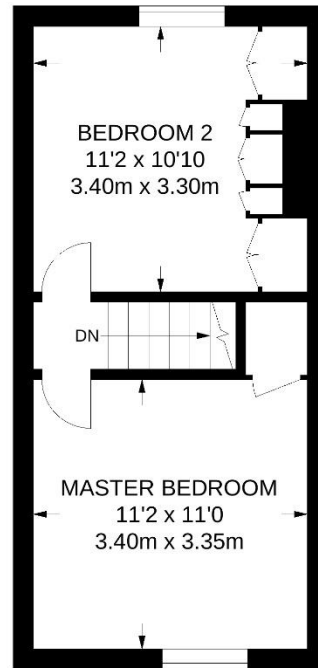
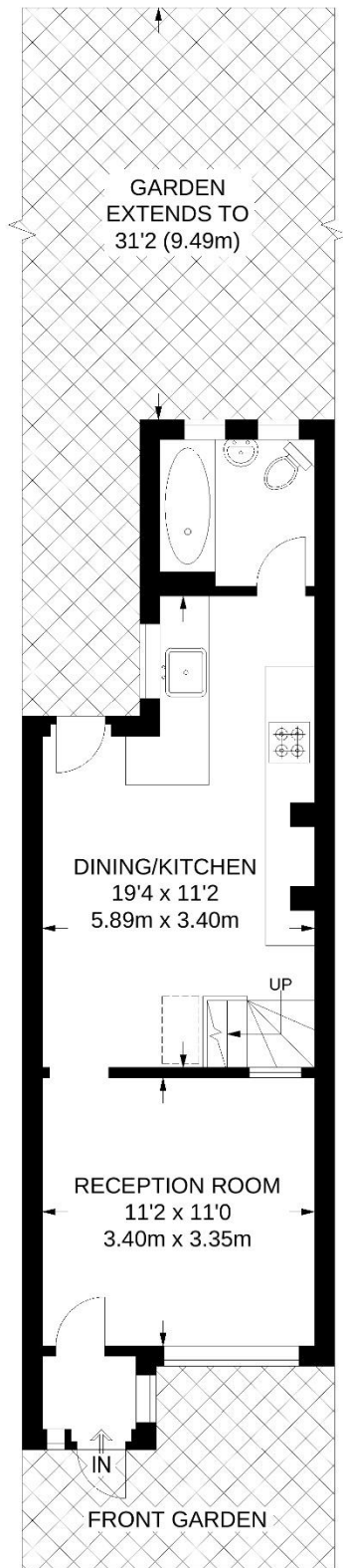


The staircase leads to a small landing leading to the two double bedrooms and giving access to the loft, via ladder, which is boarded and has lighting.

The garden has both grass lawn and patio area and a small shed to the rear.

Book your appointment to view early to avoid disappointment!





FIRST FLOOR
285 SQ FT / 26.5 SQ M

GROUND FLOOR
370 SQ FT / 34.4 SQ M

APPROXIMATE GROSS INTERNAL AREA
655 SQ FT / 60.9 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes