



the address.  
the property agent.



## Eden Road, Beckenham

Immaculate two bedroom Victorian Cottage

Offers in excess of **£450,000**

# Eden Road, Beckenham

## Overview

- Walking distance to Elmers End Train Station and Tram stop
- Walking distance to nearby restaurants and shops
- Semi detached Victorian cottage
- Amtico flooring
- Private rear garden with side access
- Large bathroom with corner bath
- Modern kitchen
- Two double bedrooms
- Remodelled and redecorated throughout



*"An immaculate example of a Victorian Cottage"*



The Address are delighted to market this pretty and immaculately presented two double bedroom Victorian cottage. Set a short walk to the popular Elmers end train station with links into London Bridge, The City and London Charing Cross. The DLR is also accessible from this line.

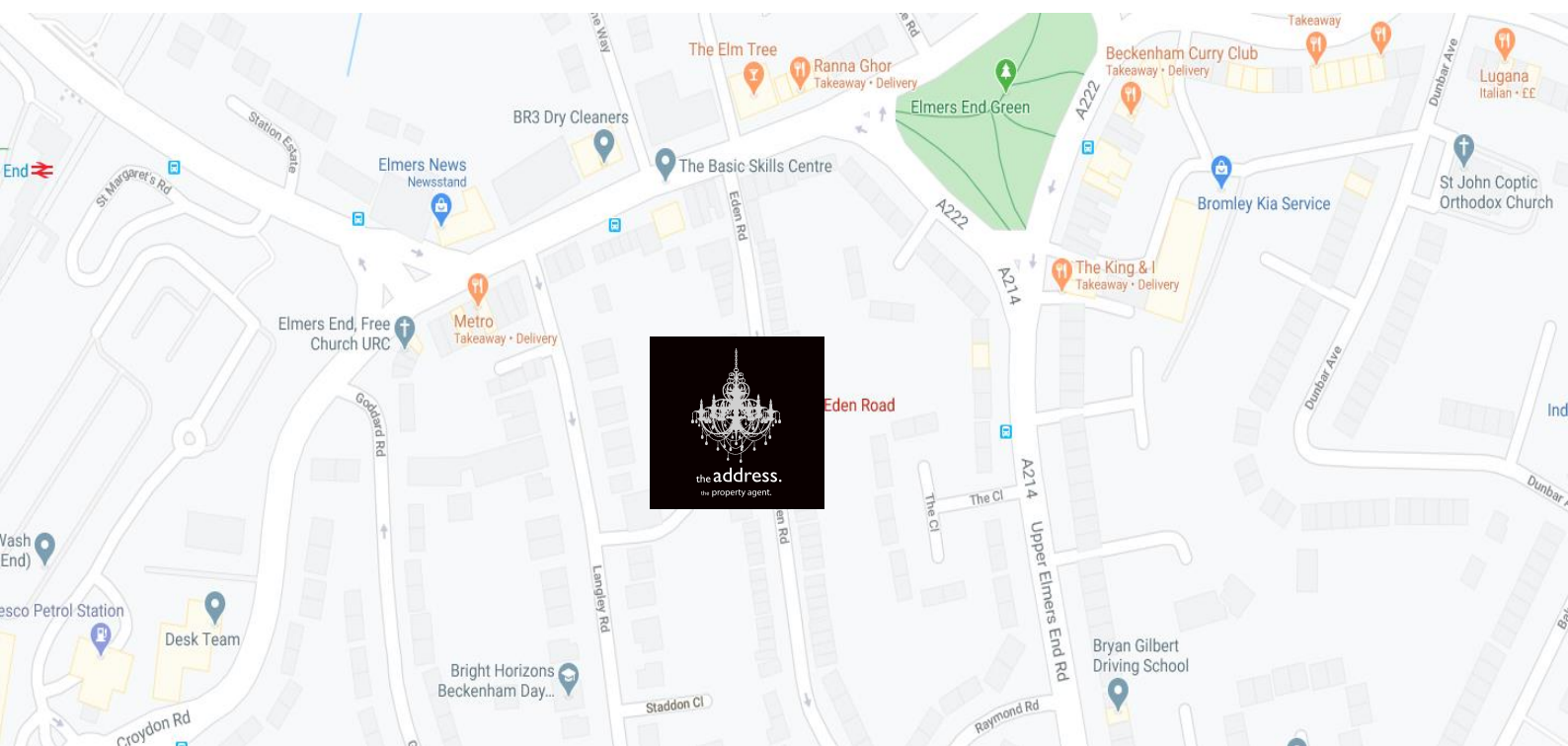
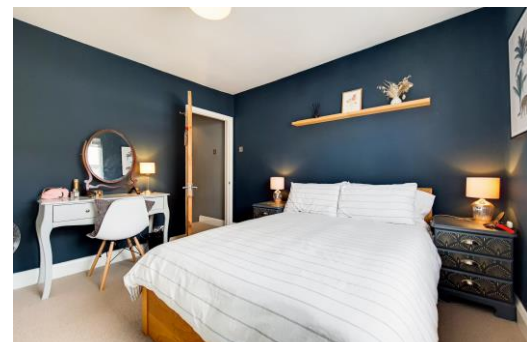
From the moment you approach this pretty cottage you can see the loving care that has gone into it by the current owner. The front garden with its York stone paving and sage green picket fence is welcoming and has plenty of 'kerb appeal.'





Upon entering the property you are welcomed by open plan living with Amtico flooring throughout the downstairs, open shelving and a staircase to one side. The kitchen has a wide range of matt cream units, plus space for a large fridge freezer, washing machine and tumble dryer. The dishwasher is integrated. Light floods into the kitchen via the large picture window overlooking the rear garden and through the velux window set in the kitchen ceiling.

The rear garden is delightful. Set over two levels it is very private, pretty and populated with established shrubs. Benefitting from side access and an outside tap.



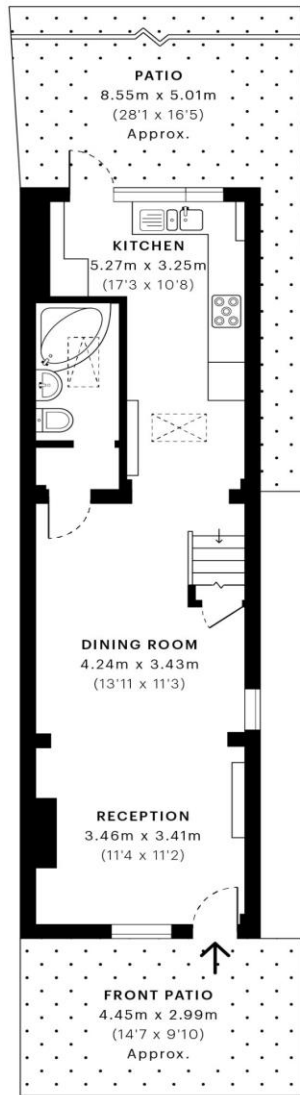


# Eden Road, BR3

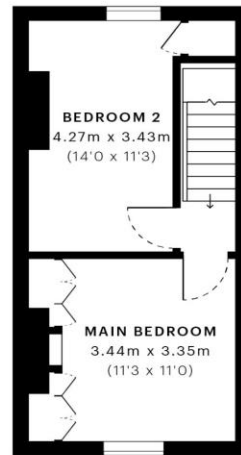
CAPTURE DATE 25/08/2021 LASER SCAN POINTS 3,858,492

GROSS INTERNAL AREA

72.06 sqm / 775.65 sqft



— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
72.06 sqm / 775.65 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
65.02 sqm / 699.87 sqft

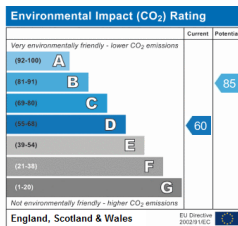
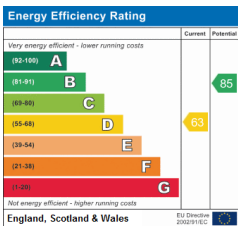
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths

IPMS 3B RESIDENTIAL 68.93 sqm / 741.96 sqft  
IPMS 3C RESIDENTIAL 65.43 sqm / 704.28 sqft



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 the-address.co.uk

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