

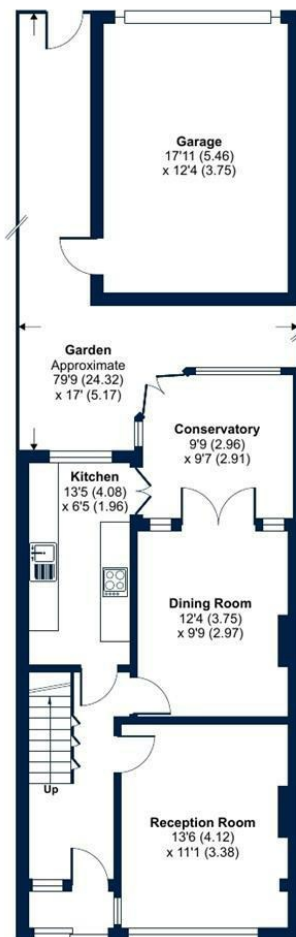
## Aylesford Avenue, Beckenham, BR3

Approximate Area = 1005 sq ft / 93.3 sq m

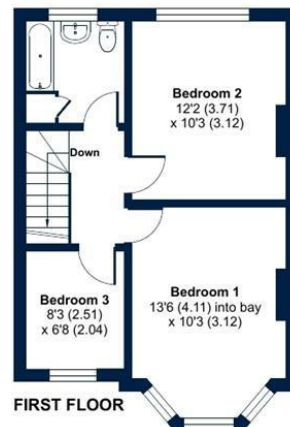
Garage = 220 sq ft / 20.4 sq m

Total = 1225 sq ft / 113.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

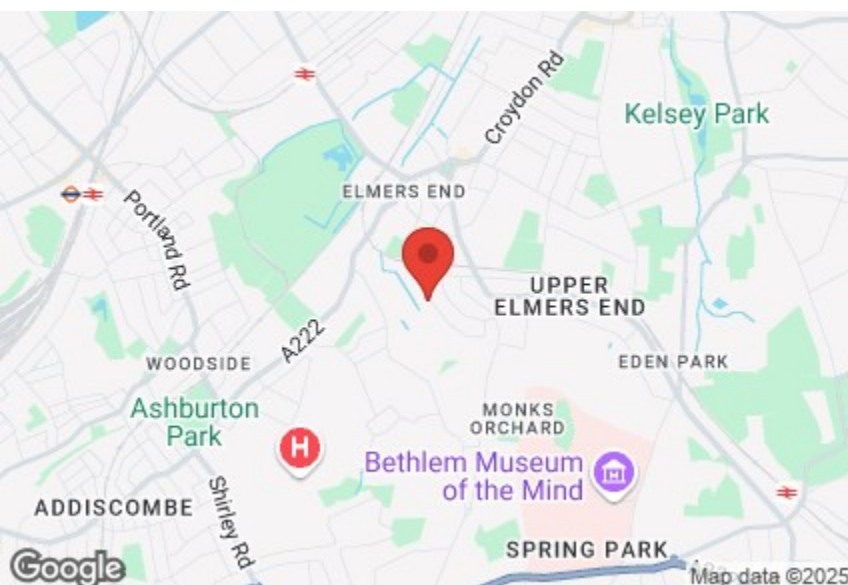
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charles Eden. REF: 1319302



40, Aylesford Avenue, Beckenham, BR3 3SD  
Guide Price £600,000 Freehold

\*\*\* Guide Price £600,000 - £625,000 \*\*\*

Charles Eden are proud to offer this fantastic opportunity to acquire a well-maintained and spacious three bedroom terraced house, ideally located in a popular residential part of Beckenham. The property offers generous living space, a large rear garden, off street parking, and easy access to excellent local schools and transport links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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The ground floor comprises a welcoming reception room, separate dining area, contemporary kitchen, and a bright conservatory that opens onto a well-kept rear garden approximately 80ft in length, with a detached garage at the far end. Upstairs, the property benefits from three good sized bedrooms and a three piece suite family bathroom.

Situated in the sought-after BR3 postcode, the property is within walking distance of Monks Orchard Primary, Oak Lodge Primary, Orion Eden Park secondary school and the highly regarded Langley Park secondary school for Boys and Girls. Local shops, amenities, and green spaces are close by, and there are frequent bus services serving the area. Elmers End and Eden Park BR stations are all within easy reach, providing rail connections into Charing Cross and London Bridge.

This is a perfect home for families or those looking to upsize and a viewing is highly recommended.

**COVERED ENTRANCE PORCH**

Double glazed door with double glazed window to front. Opaque double glazed door with opaque window to front.

**HALLWAY**

Two understairs storage cupboards, radiator, fitted carpet.



**RECEPTION ROOM 13'6 x 11'1**

Double glazed half bay window to front, coved ceiling, feature fireplace, double radiator, laminate wood flooring.

**DINING ROOM 12'4 x 9'9**

Double doors to rear leading into conservatory, single radiator, laminate wood flooring.

**KITCHEN 13'5 x 6'5**

Double glazed window to rear, assortment of wall and base units, freestanding appliances: cooker, washing machine and fridge freezer. wood flooring, opaque glazed door to:

**CONSERVATORY 9'9 x 9'7**

Windows to side and rear, double doors leading out to garden.

**STAIRS TO FIRST FLOOR**

Fitted carpet

**LANDING**

Access loft.

**BEDROOM ONE 13'6 x 10'3**

Double glazed bay window to front, built-in wardrobe, radiator, laminate wood flooring.

**BEDROOM TWO 12'2 x 10'3**

Double glazed window to rear, radiator, laminate wood flooring.

**BEDROOM THREE 8'3 x 6'8**

Double glazed window to front, radiator, laminate wood flooring.

**BATHROOM/WC**

Opaque double glazed window to rear, paneled bath with mixer tap, shower with flexi hose, pedestal wash hand basin, low level WC, 'Ideal' boiler (not tested by Charles Eden), radiator, vinyl flooring.

**OUTSIDE**

**REAR GARDEN 66ft approx**

Mainly laid to lawn, paved patio, pathway leading to garage and gate to rear.

**DOUBLE GARAGE 17'11 x 12'4**

Located to rear of the garden with access via service road.



**FRONTAGE**

Brick paved with off street parking for two cars.

**COUNCIL TAX D**

**EPC RATING D**



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