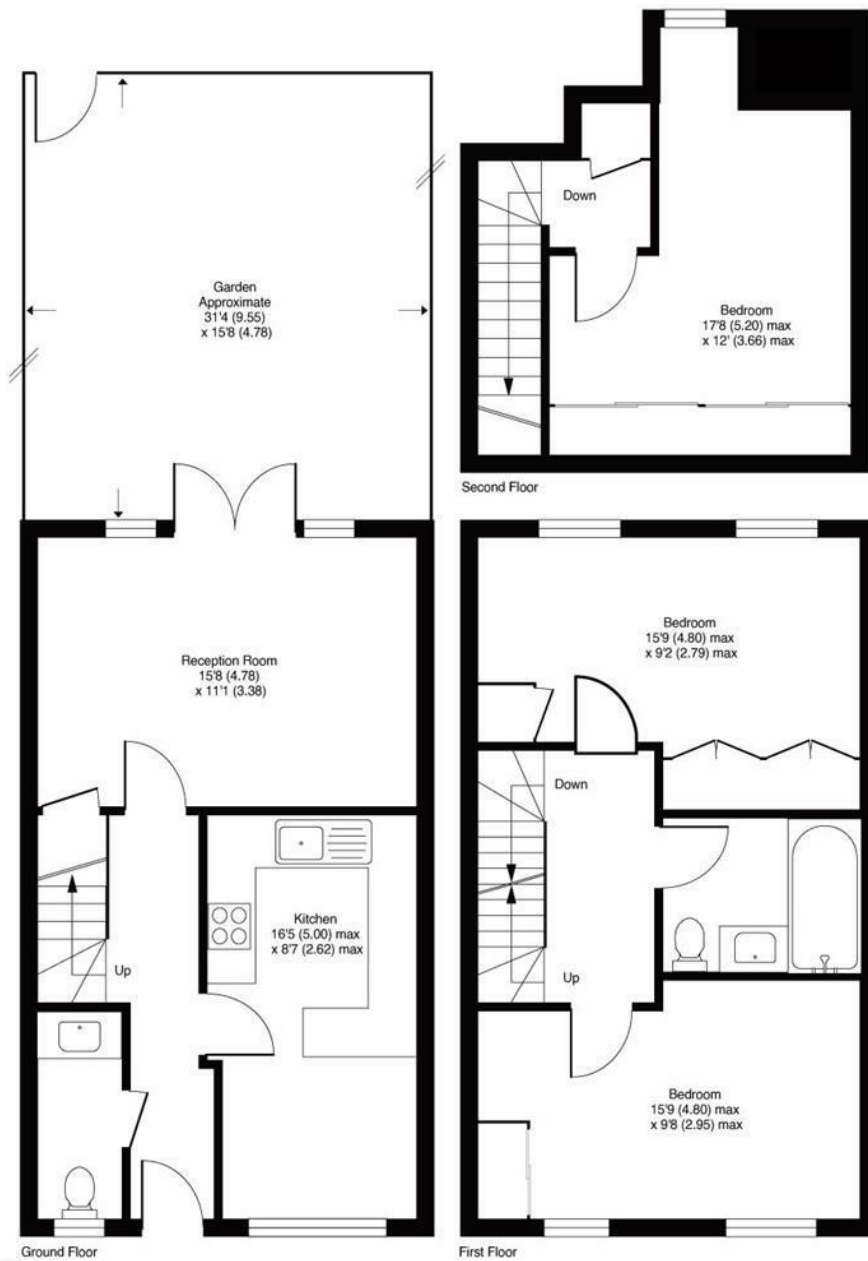




21, Century Way, Beckenham, BR3 1BY
Guide Price £725,000 Freehold

Charles Eden are delighted to present this well appointed three bedroom terraced house set in a desirable, gated development in Beckenham. The property is situated close to versatile transport links serving London Bridge/Charing Cross, with local amenities and schools nearby.



Century Way, BR3
 Approximate Area = 1125 sq ft/ 104.5 sq m
 For identification only - Not to scale

MAP



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	79	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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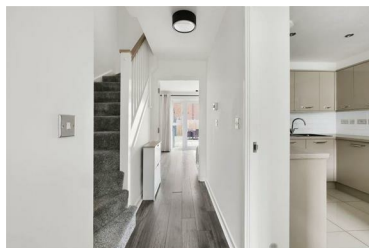


ENTRANCE

Part glazed door leading into:

ENTRANCE HALL

Radiator, fitted carpet.



CLOAKROOM/WC

Double glazed window to front, low level WC, pedestal wash hand basin inset in vanity unit, radiator, laminate flooring.



LOUNGE 15'8 x 11'1

Double glazed windows to rear, double glazed French doors leading out to rear garden, double radiator, laminate wood flooring.

KITCHEN / BREAKFAST ROOM 16'5 x 8'7

Kitchen area:
Recessed spot lights to ceiling, range of wall and base units with worksurfaces over, black single bowl sink and drainer with mixer tap, four ring electric hob with hood over and electric oven under, integrated microwave oven, integrated dishwasher. washer/dryer machine, tiled splash back, tiled flooring.

Breakfasting area:
Double glazed window to front, recessed spot lights to ceiling, double radiator, tiled floor.

STAIRS TO FIRST FLOOR

Fitted carpet.

BEDROOM ONE 15'9 x 9'8

Two double glazed windows to front, built in wardrobe with mirror sliding doors, double radiator, fitted carpet.

BEDROOM TWO 15'9 x 9'2

Two double windows to rear, two built in fitted wardrobes, built in cupboard housing 'Potterton' boiler (not tested by Charles Eden), double radiator, fitted carpet.



BATHROOM/WC

Recessed spot lights to ceiling, L-shaped paneled bath with mixer tap and rain shower with flexihose over, low level WC, wash hand basin with mixer tap inset in vanity unit, low level WC, ladder style radiator, part tiled walls, tiled flooring.

STAIRS TO SECOND FLOOR

Fitted carpet



LANDING

Storage cupboard, fitting carpet.

BEDROOM THREE 17'8 x 12'0

Double glazed window to rear, access to loft, mirror sliding wardrobe to one wall, radiator, fitted carpet.

OUTSIDE

REAR GARDEN 30ft approx

Paved, gravel and decked patio area, pedestrian rear gate.



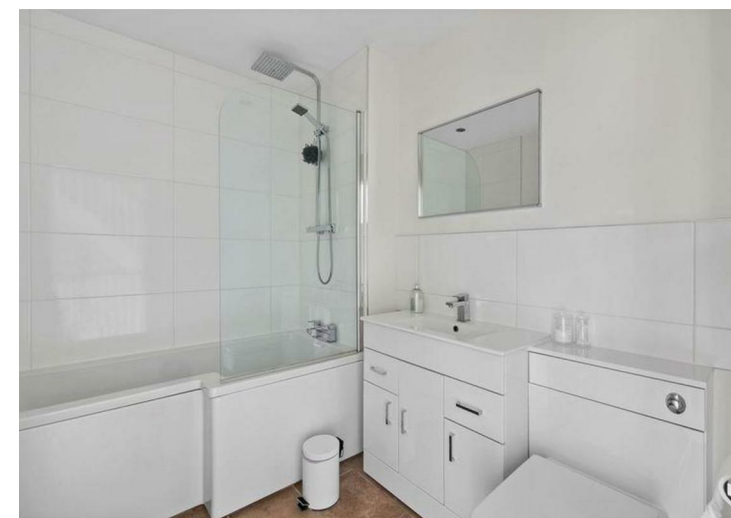
FRONTAGE

Two off street parking spaces.

SERVICE CHARGE £65.00 PCM

COUNCIL TAX E

EPC RATING C



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

CE

CHARLES EDEN

**21 Century Way
Beckenham
BR3 1BY**

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