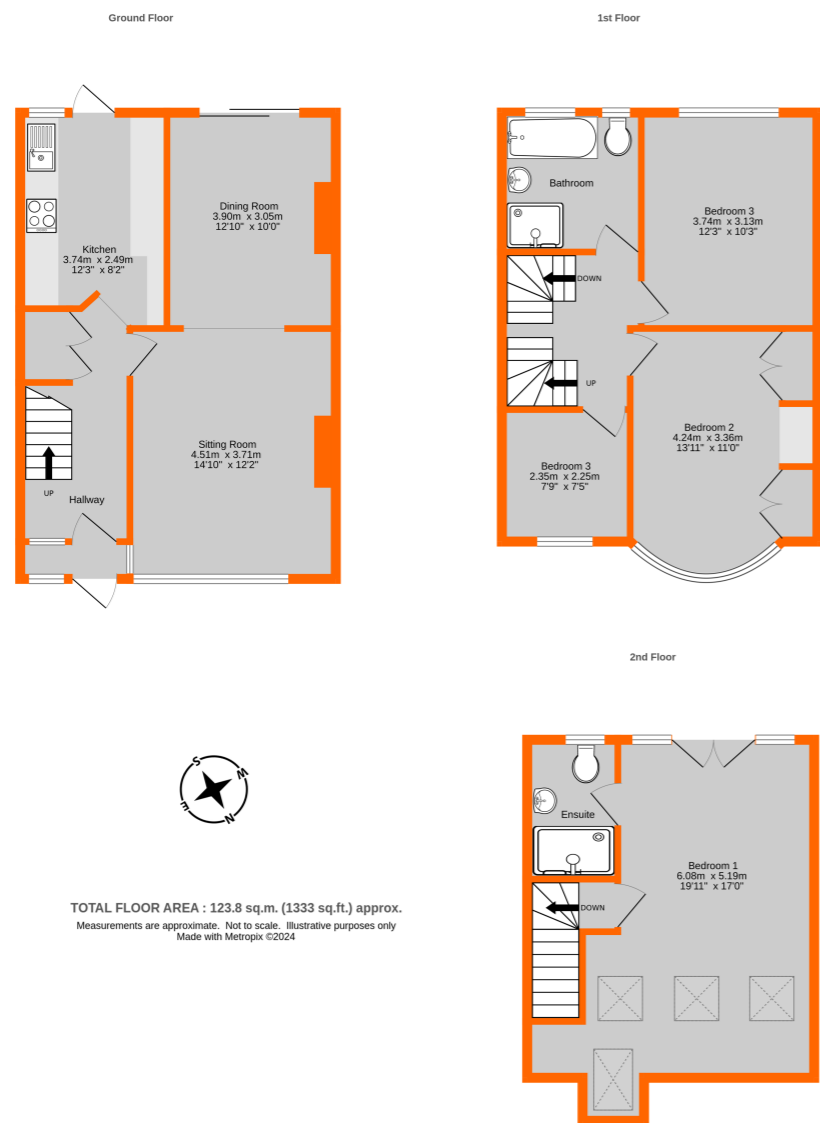


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Beckenham Office - 020 8650 2000

72 Merlin Grove, Beckenham, Kent BR3 3HU

Offers in Excess of £700,000 Freehold

- 1930s extended house
- Four bedrooms
- Two bath/shower rooms
- Fitted kitchen
- Gas central heating and double glazing
- Brick built garden room
- Off street parking
- Desired, quiet location

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



72 Merlin Grove, Beckenham, Kent BR3 3HU

This spacious and extended family home, offering light and airy accommodation neutrally decorated throughout, occupies a quiet popular address close to parks, schools, local shops and station. Originally three bedrooms a loft conversion provides a fantastic fourth large bedroom with Juliet balcony and en-suite shower room. Besides the remaining three bedrooms is a re-modelled bathroom with separate shower to the first floor, to the ground floor is a through living room with distinct sitting, dining areas with open fireplace and glazed doors onto the garden. The kitchen is fitted and functional and there was a downstairs toilet under the stairs which could very easily be re-instated. Modern comforts include sealed unit double glazed replacement windows and gas central heating, the home retains character including original doors and stripped wooden floors together with off street parking for two cars to front, a blank canvas graveled south west facing rear garden with a fantastic purpose built brick detached garden room to the bottom providing endless possibilities with a timber deck to front

Location

Merlin Grove is a popular tree lined residential road well located for Langley Park schools just 0.7 of a mile away. Eden Park Station with trains to Charing Cross with DLR connection at Lewisham for Canary Wharf is 0.5 of a mile away. The vibrant Beckenham High Street with its shops, restaurants and bars is a mile away and passes Harvington playing field and woodland en-route. David Lloyd Health Club and swimming pool is 0.4 of a mile away.



Ground Floor

Enclosed Entrance Porch

original entrance door with leaded light glazed panel and window to side to

Entrance Hall

stripped wooden floor, stairs to first floor, under stairs storage cupboard houses meters and fuse box

Under Stairs Former Cloakroom

wall mounted wash basin, could easily be reinstated

Through Living Room

8.43m (27' 8") overall length - stripped wooden floors, great light and bright entertaining space, good for family day to day living

SITTING ROOM - 4.51m x 3.71m (14' 10" x 12' 2") - bay windows to front, gas real flame open fire with wooden surround, marble hearth

DINING ROOM - 3.90m x 3.05m (12' 10" x 10' 0") - glazed sliding doors onto garden

Kitchen

3.74m x 2.49m (12' 3" x 8' 2") fitted base cupboards and drawers, solid wood block worktops, under counter porcelain butler sink with mixer tap, inset 4 ring ceramic hob, oven under, plumbing and space for dishwasher, fridge/freezer space, window and glazed door to outside, partly tiled walls and risers, tiled floor

First Floor

Landing

staircase to top floor

Bedroom 2

4.24m x 3.63m (13' 11" x 11' 11") bay to front, fitted double wardrobes to both chimney breasts recesses with storage cupboards over

Bedroom 3

3.74m x 3.13m (12' 3" x 10' 3") window to rear, fireplace recess, downlighters

Bedroom 4

2.35m x 2.25m (7' 9" x 7' 5") window to front

Bathroom

white suite of double shower, panelled bath with mixer tap and hand spray, vanity unit with marble top and inset wash basin and mixer tap, storage and pelmet lights over mirror, partly tiled walls, tiled floor, two windows to rear, chrome heated towel rail

Stairs to

Top Floor

Landing

door to

Bedroom 1

6.08m x 5.19m (19' 11" x 17' 0") fabulous spacious loft conversion providing a main bedroom, dual aspect with four velux to front, glazed double doors with matching side window to a french balcony, downlighters, access to eaves storage, door to

En-Suite Shower Room

spacious walk-in fully tiled double shower with rain head shower and separate hand spray, glazed screen to front, wall mounted wash basin with mixer tap, toilet, window to rear, extractor fan, downlighters, wall mounted tubular chrome ladder style radiator/towel rail

Outside

To the Front

paved off street parking for two cars, bordered by shrub beds

Rear Garden

70' virtually south facing, paved terrace, remainder gravelled with shrubs and trees, outside tap, to the bottom of the garden is a

BRICK BUILT GARDEN ROOM - 16' 0" x 15' 7" (4.88m x 4.75m) - range of storage cupboards, carpeted, downlighters, glazed double doors and windows to front, outside POWER POINT, side access and gate to rear residents only access, decked terrace with sleeper steps

Council Tax

Band E