

106 Merlin Grove, Beckenham, Kent BR3 3HT

Extensively refurbished and modernised in recent years, with ENERGY EFFICIENCY RATING C, this three bedroom terraced home now provides great accommodation in this sought after location. Wood finish flooring to ground floor continuing from entrance hall to bright and spacious sitting room and open plan kitchen/dining room at rear. The garden enjoys the best of the sunshine with southerly aspect and has a decking with doors out from the kitchen/dining room. Upstairs the property has three bedrooms and a re-fitted bathroom including bath and separate shower cubicle. Bedroom 3 is currently used as a study and as part of the updates a downstairs cloakroom has been created off the hall. A great home to enjoy with scope (STPP) for a rear extension or loft conversion in the future.

Location

In a popular area with comparatively little passing traffic, this property is well located for a good number of schools including Langley Park Secondary and Primary, Unicorn, Marian Vian Primary, Harris Academy and Eden Park High in Balmoral Avenue. Eden Park station provides train services to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham. The David Lloyd sports club is situated almost opposite the end of the road on Stanhope Grove and local shops are available at Elmers End, Upper Elmers End Road or by the Park Langley roundabout.



Ground Floor

Enclosed Porch

double glazed window and door, quarry tiled floor

Entrance Hall

4.36m max x 1.82m (14'4 x 6'0) includes cupboard beneath stairs, upright radiator, wood finish flooring

Cloakroom

white low level wc, corner wash basin with mixer tap having cupboard beneath, wall tiling, wood finish flooring

Sitting Room

4.53m x 3.75m max (14'10 x 12'4) wood finish flooring, radiator, double glazed window to front with side return to porch

Kitchen/Dining Room

5.7m max x 3.73m max (18'8 x 12'3) re-appointed and updated with base cupboards and large drawers beneath extensive work surfaces, inset 1½ bowl sink with mixer tap, cooker hood above touch control Induction hob with electric oven beneath, integrated dishwasher plus space for washing machine and tumble dryer, eye level cupboards including cupboard concealing Vaillant wall mounted gas boiler, wood finish flooring extending to DINING AREA with ample space for table and chairs, upright radiator, double glazed windows and two doors to garden

First Floor

Landing

2.77m x 2.46m max (9'1 x 8'1) includes stairs, hatch with ladder to part boarded loft

Bedroom 1

4.24m max x 3.4m max (13'11 x 11'2) includes pair of fitted double wardrobes, radiator set into wide bay with double glazed windows to front

Bedroom 2

3.73m x 3.13m (12'3 x 10'3) large wardrobe, radiator beneath large double glazed window to rear with views over garden and playing fields beyond

Bedroom 3

2.38m x 2.22m (7'10 x 7'3) radiator beneath double glazed window to front

Large Bathroom

2.46m x 2.27m (8'1 x 7'5) re-appointed with large white panelled bath having central mixer taps, tiled shower with Aqualisa controls and sliding door, white low level wc, wash basin with mixer tap having double cupboard beneath, wall tiling, upright radiator, wood finish flooring, double glazed windows to rear

Outside

Front Garden

off road parking, borders and path to front door

Rear Garden

about 25m (82ft) full width decking, security light and water tap, then laid to lawn with path to far end, established shrubs, pedestrian gate to rear access beyond garage

Garage

6.1m x 2.34m (20'0 x 7'8) approached via rear access, door to garden, roof requires repair/replacement

Additional Information

Council Tax

London Borough of Bromley - Band C