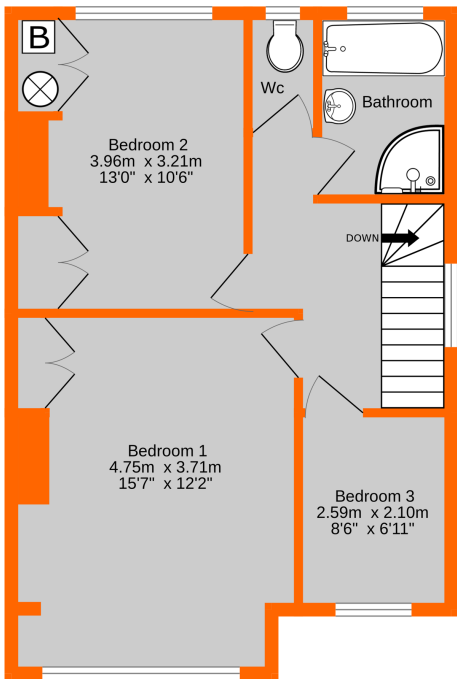
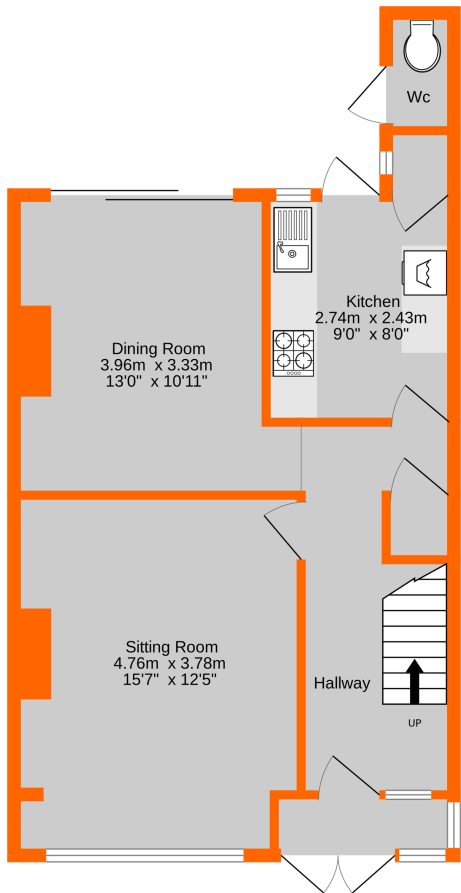


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

Ground Floor
51.7 sq.m. (556 sq.ft.) approx.

1st Floor
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 99.2 sq.m. (1067 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.
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For further details please visit our website - www.proctors.london



Viewing by appointment with our Beckenham Office - 020 8650 2000

76 Stanhope Grove, Beckenham BR3 3HP

£675,000 Freehold

- Three bedrooms
- Bathroom with shower cubicle
- Spacious living room
- Dining room with sliding door to garden
- Kitted kitchen
- Popular location
- Close to schools
- Chain free

76 Stanhope Grove, Beckenham BR3 3HP

This attractive 1930's built end terrace house sits on a corner plot and offers good size accommodation with three bedrooms and two reception rooms. There is great scope to extend subject to obtaining the relevant planning permissions. The house has been lovingly cared for over the years and whilst benefiting from double glazing and central heating, by today's standards some modernisation is required. The wider than average 85' garden has patio and lawn areas with a garage beyond. We recommend a viewing of this house that comes to the market on a chain free basis

Location

Situated 0.4 of a mile from local shops and restaurants in Elmers End. Elmers End Railway Station (London Bridge, Waterloo, Charing Cross, Canon Street and DLR connection at Lewisham for Canary Wharf) along with tramlink services to Croydon and Wimbledon is 0.8 of a mile away. Beckenham High Street with its shopping and social facilities is 0.9 of a mile away. There are schools for all ages within the vicinity including Langley, Orion Eden Park Secondaries and Marian Vian, Unicorn, Harris and Langley Primaries. Parks close by include Stanhope Recreational Ground, Crease Park and Harvington



Ground Floor

Entrance Porch

original part stained glass front door to

Entrance Hall

original part stained windows to front, under stairs cupboard, picture rail, radiator

Sitting Room

4.76m x 3.78m (15' 7" x 12' 5") uPVC double glazed windows to front, fireplace, picture rail

Dining Room

3.96m x 3.33m (13' 0" x 10' 11") sliding double doors to garden, tiled fireplace, laminate flooring, radiator, picture rail

Kitchen

2.74m x 2.43m (9' 0" x 8' 0") double glazed windows to rear, double glazed door to garden, fitted with a range of units comprising inset stainless steel single drainer sink with mixer tap and cupboards under, work

surface to two walls with cupboards under, space for cooker, plumbing and space for washing machine, eye level cupboards to two walls, radiator, original built-in larder

First Floor

Landing

obscure uPVC double glazed window to side, picture rail, access to loft

Bedroom 1

4.75m x 3.71m (15' 7" x 12' 2") uPVC double glazed windows to front, original tiled fireplace, original built-in wardrobe, picture rail, radiator

Bedroom 2

3.96m x 3.21m (13' 0" x 10' 6") uPVC double glazed windows to rear, built-in cupboard housing wall mounted Vaillant gas fired boiler for central heating and hot water and hot water tank, built-in wardrobes, radiator, picture rail

Bedroom 3

2.59m x 2.10m (8' 6" x 6' 11") uPVC

double glazed windows to front, radiator

Bathroom

obscure double glazed windows to rear, fitted with a white suite comprising panel bath with mixer tap and shower attachment, wash basin with mixer tap and cupboard under, corner shower cubicle, two chrome heated towel rails, fully tiled walls

Outside

Garden

85', paved patio with remaining laid to lawn, shrub borders, timber shed, greenhouse with power, original outside toilet

Garage to Rear

up and over door, windows to side, door to garden, light and power

Council Tax

Band E