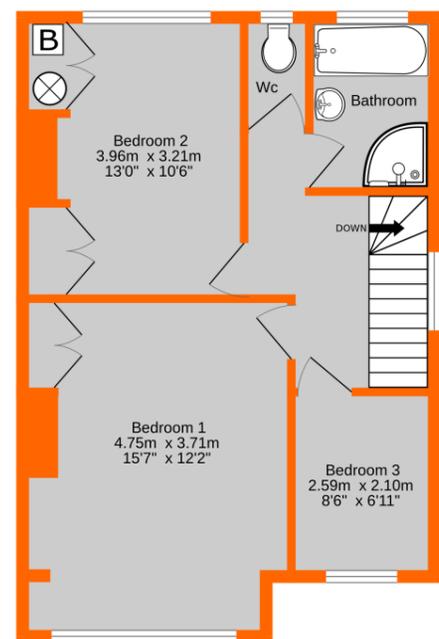
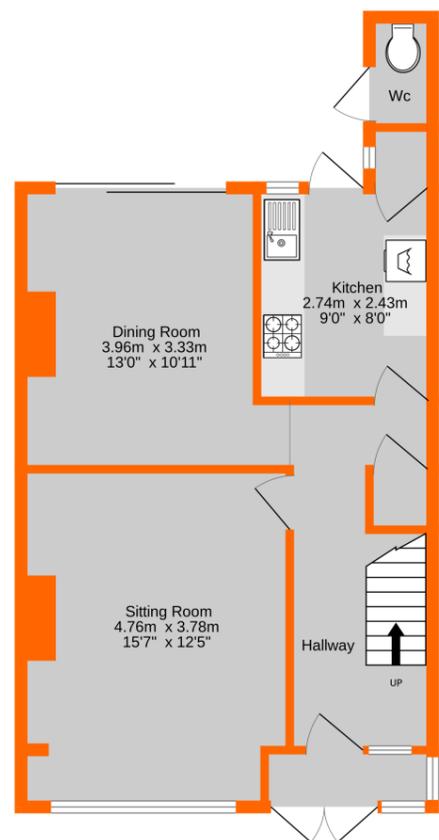


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		57
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

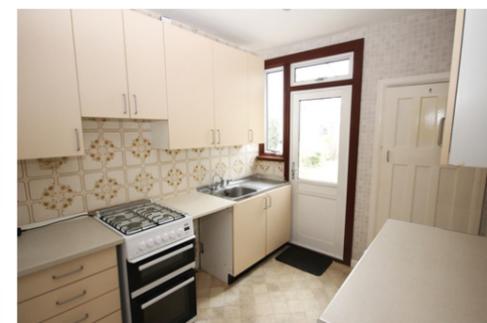
Ground Floor  
51.7 sq.m. (556 sq.ft.) approx.

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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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

