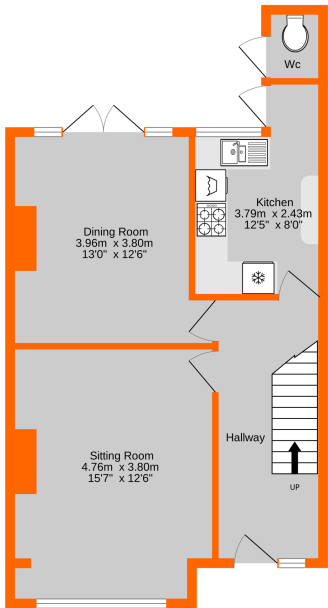
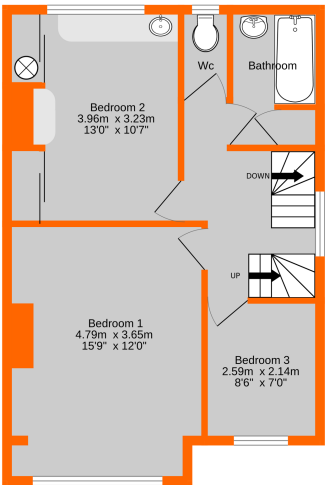


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

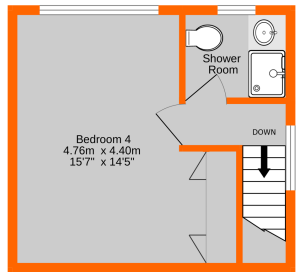
Ground Floor
50.1 sq.m. (540 sq.ft.) approx.



1st Floor
47.8 sq.m. (514 sq.ft.) approx.



2nd Floor
24.5 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA : 122.4 sq.m. (1318 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

86 Stanhope Grove, Beckenham, Kent BR3 3HP

£675,000 Freehold

- Extended end terrace house
- Four bedrooms
- Two receptions
- 90' garden with lawn, terrace and veranda
- Fitted kitchen
- Family bathroom & separate shower room
- Garage to rear
- Convenient popular 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 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.
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86 Stanhope Grove, Beckenham, Kent BR3 3HP

This attractive gable fronted 'chain free' 1930's built four bedroom end terrace house forms part of this popular residential road and offers spacious family accommodation which has been lovingly cared for over the years, and whilst benefiting from central heating and some double glazing, by today's standards some modernisation is required. To the ground floor there is a 15'7" x 12'6" sitting room, dining room with casement doors to the garden and a fitted kitchen, on the first floor there are three bedrooms, bathroom and toilet, there is a further bedroom and shower room on the top floor. There is a rear garden some 90' in length with garage beyond.

Location

Situated 0.4 of a mile from local shops and restaurants at Elmers End together with 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 and Harris Secondaries, Marian Vian, Unicorn, Harris and Langley Primaries. Parks close by include Stanhope Recreational Ground, Crease Park and Harvington



Ground Floor

Entrance Porch

tilled step, attractive original front door with stained glass leaded light front inset

Entrance Hallway

original stained glass windows to front, under stairs cupboard housing fuse box, gas/electric meters, picture rail

Sitting Room

4.76m x 3.80m (15' 7" x 12' 6") windows to front, tiled fireplace and hearth, picture rail

Dining Room

3.96m x 3.80m (13' 0" x 12' 6") windows and casement doors to garden, attractive original fireplace with tiled inset and hearth and wooden surround, picture rail

Kitchen

3.79m x 2.43m (12' 5" x 8' 0") comprising inset one and a half bowl stainless steel sink with mixer tap and cupboards under, work surface to three walls with cupboards and drawers under, built-in Neff electric oven and 4 ring gas hob with extractor fan over, eye level cupboards to three walls, plumbing and space for washing machine, door and windows to garden

First Floor

Landing

windows to side, stairs to top floor

Bedroom 1

4.79m x 3.65m (15' 9" x 12' 0") windows to front, built-in wardrobes and built-in shelved cupboard, picture rail

Bedroom 2

3.96m x 3.23m (13' 0" x 10' 7") windows to rear, cupboard houses Ideal gas fired boiler and hot water tank, built-in wardrobes and cupboards with drawers and working surface over with inset wash basin, picture rail

Bedroom 3

2.59m x 2.14m (8' 6" x 7' 0") windows to front, high level shelving, picture rail

Bathroom

obscure double glazed windows to rear with an avocado suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, built-in storage cupboard, tiled to three walls

Separate Toilet

obscure window to rear, avocado toilet

Top Floor

Landing

windows to side, doors to bedroom 4 and shower room

Bedroom 4

4.76m x 4.40m (15' 7" x 14' 5") windows to rear, built-in wardrobes, access to eaves storage with electric lights

Shower Room

obscure double glazed windows to rear, shower cubicle, wash basin inset with cupboards under, toilet

Outside

Garden

90' deep, paved with attractive glazed veranda above paved terrace, leading to lawn, flower and shrub beds, attached outside toilet, brick and timber built garden store shed and gated side access

Garage

single garage to rear, approached via access road

Council Tax

Band E