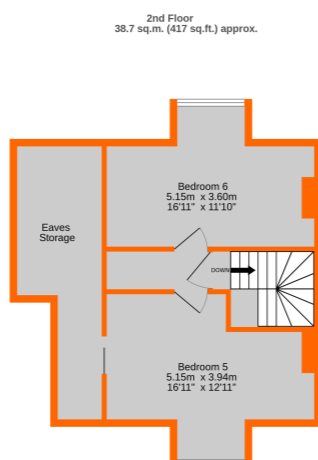
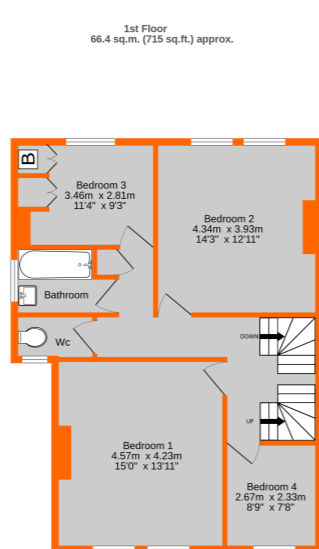
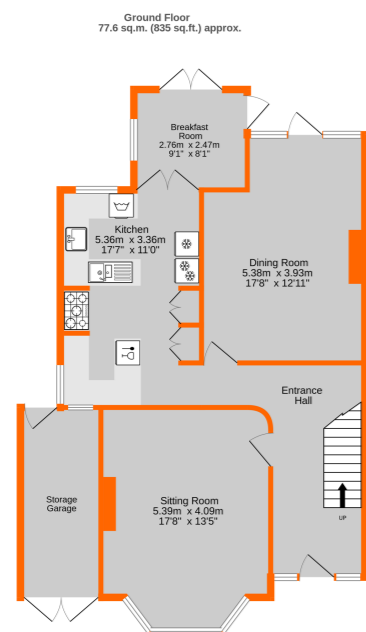


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Storage Garage & Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 182.7 sq.m. (1967 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

8 Manor Grove, Beckenham BR3 5LB

£1,250,000 Freehold

- Victorian residence
- Six bedrooms
- Substantial family home
- Chain Free
- Gas radiator central heating
- Quiet yet central location
- Off street parking
- West facing garden

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

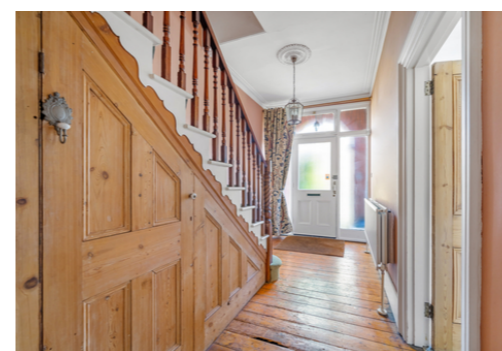


8 Manor Grove, Beckenham BR3 5LB

Manor Grove has a close-knit and welcoming community, giving it an immediate atmosphere of warmth and friendliness. This house is a true gem in the heart of Beckenham. Upon entering the reception hall, you get a feeling of a really characterful and much-loved family home which has been upgraded over the years. The woodwork is believed to be original in terms of floorboards, stairs and balustrades. The high ceilings, coved cornices, ceiling roses, picture rails and skirting all add to the overall ambiance. It has spacious accommodation arranged over three floors, with six bedrooms and a bathroom to the upper two floors. The ground floor features a large sitting room, dining room and a modern, fitted kitchen with breakfast room to the rear. With this house there is scope to put your own mark on it and adapt the accommodation further if so desired. Benefits include gas radiator central heating, some sealed unit double glazed uPVC replacement windows and 60' west-facing garden. There is off-street parking to the front leading to a storage garage and front garden.

Location

Superb, quiet location ideal for Beckenham High Street (within half a mile) with its extensive shopping, bars, cafes and restaurants. A short walk to the beautiful Kelsey Park, together with Beckenham Junction Station (London Victoria) and Tramlink to Croydon and Wimbledon. A little further is Beckenham Spa Leisure Centre and Library, the Odeon cinema and Clockhouse Station (London Bridge, Waterloo East and Charing Cross). An excellent position for some of the most popular primary and secondary schools in Beckenham, all of which are walking distance.



Ground Floor

Recessed Arched Porchway

semi glazed door and windows to front

Reception Hall

under stairs recess and cupboard houses gas, electricity meters and fuse box

Sitting Room

5.39m x 4.09m (17' 8" x 13' 5") sash bay to front with claygate style brick fireplace, tiled hearth

Dining Room

5.38m x 3.93m (17' 8" x 12' 11") casement doors and windows onto rear garden, period cast iron fireplace

Kitchen

5.36m x 3.36m (17' 7" x 11' 0") base cupboards, drawers and wall cupboards, range cooker, exposed brick inset to recess, concealed extractor hood over, partly tiled walls, corner shelves, coved cornice, triple aspect windows to rear, side and front, plumbing and space for washing machine, fridge/freezer space, tumble dryer and worktops, inset stainless steel, single drainer sink unit with mixer tap, butler sink, downlighters, opening to

Breakfast Room

2.76m x 2.47m (9' 1" x 8' 1") glazed double doors to garden, door and window to either side, partly glazed roof

Staircase to

First Floor

Landing

staircase to top floor, built-in shelved storage cupboard

Bedroom 1

4.57m x 4.23m (15' 0" x 13' 11") replaced windows to front, stripped wooden floor

Bedroom 2

4.34m x 3.93m (14' 3" x 12' 11") two uPVC replaced windows to rear, fireplace, flanked by bookshelves shelves to both recesses

Bedroom 3

3.46m x 2.81m (11' 4" x 9' 3") uPVC replacement window to rear, fitted cupboard houses wall mounted Viessmann combination boiler, shelved recess and cupboard

Bathroom

panelled bath, separate shower over, wash basin, replaced sash window to side, towel rail/radiator

Separate WC

toilet, replaced window to front

Bedroom 4

2.67m x 2.33m (8' 9" x 7' 8") original sash window to front

Top Floor

Hallway

glazed trap to loft

Bedroom 5

5.15m x 3.94m (16' 11" x 12' 11") two sash windows to front, wooden floor, access to eaves storage

Bedroom 6

5.15m x 3.60m (16' 11" x 11' 10") window to rear, fireplace, wooden floor, great views

Outside

To The Front

area of front garden with mature magnolia tree, driveway parking for one car

Garden

60' west facing rear garden, mature shrubs, trees, areas of lawn and terrace

Council Tax

Band G