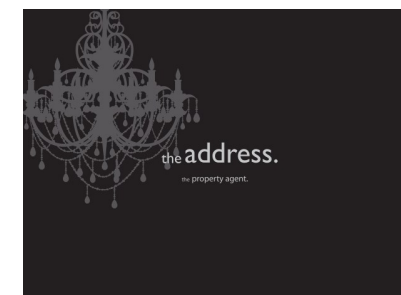
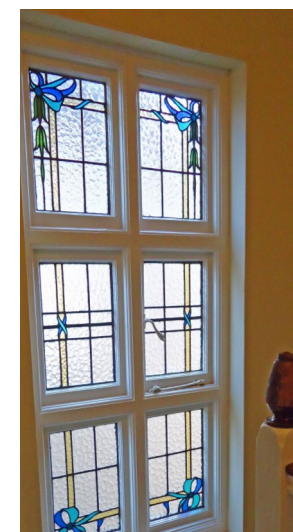
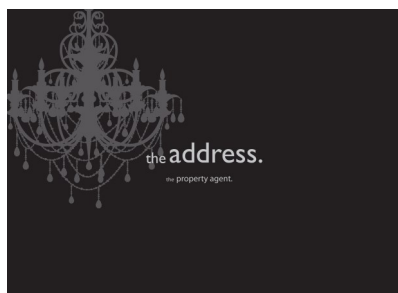


Groveland Road
Beckenham
BR3



0208 776 2838 www.the-address.co.uk

These particulars are provided as a guide to what is being offered and are subject to contract and availability. They show the general specification and design of the properties however we reserve the right and liberty at our discretion to amend or vary. All measurements are appropriate and taken at the maximum points and should not be relied upon. We advise that any prospective purchasers employ their own independent experts to verify the statements herein.



Sales Particulars

This three bedroom semi detached house is situated in the ever popular Groveland Road approached from Croydon Road or Cherry Tree Walk, hence the property is well located for local shops on the Croydon Road or is within easy access of Beckenham High Street with its supermarkets and many popular restaurants and bars. Train stations are located at Beckenham Junction with services to Victoria and the popular Tramlink to Croydon and Wimbledon, there is also a train station at Elmers End with services to Lewisham for the DLR to Canary Wharf, London Bridge and Charing Cross. The property is in need of some modernisation but these properties are popular due to their potential to extend and proximity to local schools including Balgowan and Marian Vian Primary schools and Langley Park Boys and Girls and Harris Academy Senior schools. To the ground floor there is a good size entrance hall, two good size reception rooms, kitchen with additional double glazed utility area and downstairs cloakroom. To the first floor there is a landing with original feature stained glass stairwell window, there are three bedrooms, two doubles and single with oriel bay side window and large bathroom with separate toilet. The house benefits from some double glazed windows, gas central heating, garage via shared drive and attractive well-proportioned rear garden with fruit trees and mature shrub borders.

Double glazed entrance porch.

Entrance hall: Original front door, dado rail, under stair cupboard with water softener, alarm system, radiator.

Living room: Double glazed front aspect bay window, gas fire, plate rail, beamed ceiling, radiator.

Dining room: Double glazed sliding patio doors to rear garden, picture rail, gas fire, radiator.

Kitchen: Double glazed door and window, range of wall and base units, stainless steel sink unit with mixer tap and double draining boards , worktop space, recess with Baxi central heating boiler, recess for fridge/freezer, part tiling, laminate flooring.

Double glazed Lean - to area with door to garden and space for fridge/freezer, ceramic tiled floor, door to:

Downstairs Cloakroom: With low level wc and basin.

First floor:

Landing: Original stained glass side window to stairwell, dado rail.

Master bedroom: Double glazed front aspect window, built in wardrobes and dressing table, radiator.

Bedroom two: Double glazed rear aspect window with views over rear garden, built in wardrobe cupboard, radiator.

Bedroom three: Oriel bay window, picture rail, radiator.

Large bathroom: Rear aspect window, panelled bath with hand grips and mixer tap with shower attachment, wash hand basin inset into unit and single taps, part tiling, airing cupboard.

Separate wc: Side window, low level .

Outside :

Front Garden: York stone low boundary wall, path, lawn and mature shrub borders.

Shared drive to: Garage.

Approx 98’ rear garden: Side timber gate, paved vegetable area, steps down to attractive garden with lawn shaped beds with mature planting and apple tree , greenhouse.

Energy efficiency rating band E

Viewing highly recommended via The Address the property agent 020 8776 2838

