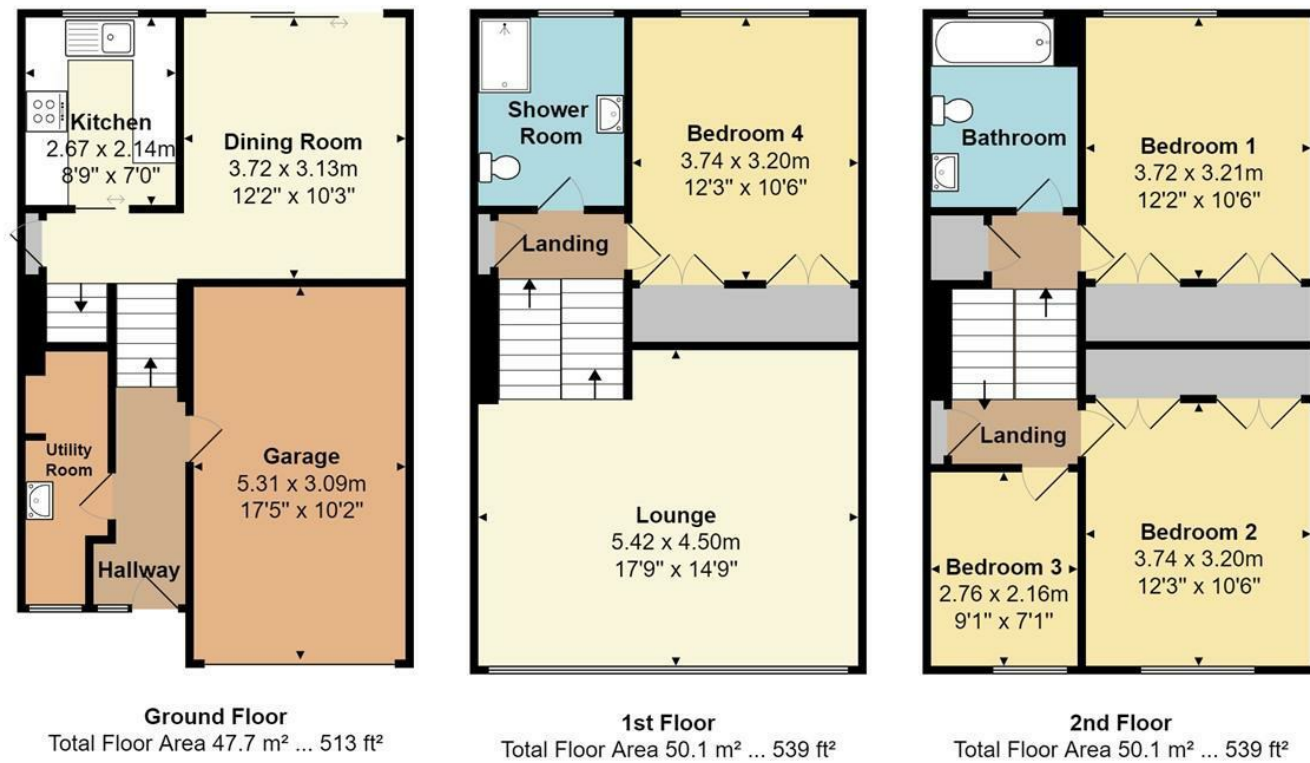


River Grove Park, Beckenham, BR3

Total Floor Area: 147.8 m<sup>2</sup> ... 1591 ft<sup>2</sup>



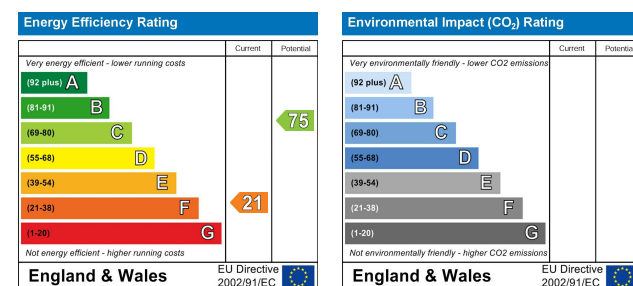
Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



Charles Eden  
ESTATE AGENTS

4, River Grove Park, Beckenham, BR3 1HU  
Guide Price £750,000 Freehold

MAP



020 8663 1964  
charleseden.co.uk



A four bedroom 3 storey townhouse in a sought after cul de sac 1/4 mile from Beckenham High Street and Beckenham Junction Station

River Grove Park is a pleasant cul de sac location off Rectory Road being within a 1/4 mile of the shops and restaurants of Beckenham High Street and less than 1/2 mile from the Beckenham Spa with heated swimming bath, gym and adjacent Library. Excellent transport links nearby include Beckenham Junction Station, just over a 1/4 mile away, offering fast and frequent services to Victoria and London Bridge, tram service to Croydon/Wimbledon and bus routes to Bromley and Crystal Palace.

This three storey four bedroom town house offers generous accommodation, over a series of mezzanine levels. The entrance hall has access to a utility room and the integral garage which in turn gives access to a crawl/ storage space under the kitchen and dining room. Stairs lead up to the kitchen and dining room overlooking and having access to the rear garden with sliding patio doors opening onto a decked area. To the first floor, is a well proportioned lounge overlooking the front, whilst, on the upper floors are four bedrooms, shower room and bathroom. Outside, the rear garden is approx 30ft mainly paved with flower and shrub borders as well as the decking area, whilst to the front a private driveway provides parking for two cars and access to the garage

**COVERED ENTRANCE**

Bin storage cupboard, courtesy light, part glazed door and glazed panel to front leading into:

**HALLWAY**

Radiator, fitted carpet.

**UTILITY ROOM/CLOAKROOM**

Opaque window to front, washing machine to remain, wash hand basin, double radiator, vinyl flooring. oil fired boiler (not tested by Charles Eden). Stairs to:

**MEZZANINE LEVEL**

Built-in storage cupboard, fitted carpet.

**KITCHEN 8'9 x 7'0**

Double glazed window to rear, range of wall and base units with stainless steel single sink and drainer with mixer tap, space for range cooker with cooker hood over, space for dishwasher, vinyl flooring.

**DINING ROOM 12'2 x 10'3**

Double glazed sliding patio doors to rear opening to rear garden, radiator, fitted carpet.

**STAIRS TO FIRST FLOOR**

**LOUNGE 17'9 x '14'9**

Double glazed windows to front, radiator, low level storage recess (not included in measurement), fitted carpet. Stairs to:

**MEZZANINE LANDING**

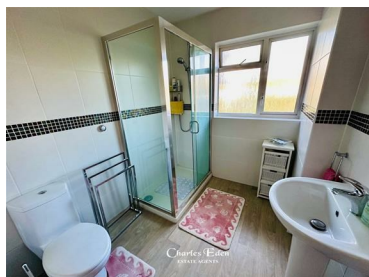
Built in storage cupboard, fitted carpet.

**BEDROOM FOUR 12'3 x 10'6**

Double glazed window to rear, built-in wardrobes, radiator, fitted carpet.

**SHOWER ROOM / WC**

Double glazed opaque window to rear, walk-in shower cubicle, pedestal wash hand basin, low level WC, ladder style heated towel rail, part tiled walls, vinyl flooring.



**SECOND FLOOR LANDING**

Built in storage cupboard, fitted carpet.

**BEDROOM TWO 12'3 x 10'6**

Double glazed window to front, built-in wardrobes, radiator, fitted carpet.

**BEDROOM THREE 9'1 x 7'1**

Double glazed window to front, radiator, fitted carpet. Stairs to:

**THIRD FLOOR LANDING**

Storage cupboard, three high level double glazed windows to front, fitted carpet.

**BEDROOM ONE 12'2 x 10'6**

Double glazed window to rear, built in wardrobes, radiator, fitted carpet.

**BATHROOM / WC**

Double glazed opaque window to rear, suite comprising paneled bath with shower (currently not working) over, pedestal wash hand basin, low level WC, radiator, part tiled walls, fitted carpet.

**OUTSIDE**

**REAR GARDEN 30ft approx**

Mainly paved with shrubs, decked area accessed from dining room, pedestrian gate to rear.



**GARAGE 17'5 x 10'2**

Up and over door, power and light. low level hatch giving access to:

**CELLAR/CRAWL SPACE**

Also access from exterior there is a useful storage space under the kitchen/breakfast room.

**FRONTAGE**

Private driveway giving access to garage flanked by a small area of lawn.

**MAINTENANCE**

We understand that the property owns a share of the management company that runs the communal areas and that there is a central oil tank servicing all of the properties. Each pay their share by way of maintenance charge as well as a contribution towards the upkeep of communal areas, window cleaning and external decoration.

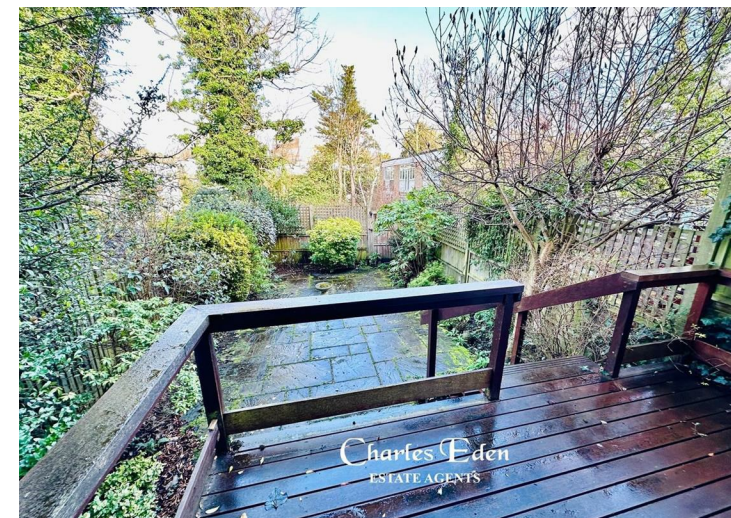
We understand this charge is around £228.60 per month with the year ending June 23 accounts showing a maintenance charge of £720 with oil on top

**AGENTS NOTE**

We understand that some furniture may be available if a prospective buyer is interested.

**COUNCIL TAX F**

**EPC RATING F**



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



**4 River Grove Park  
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