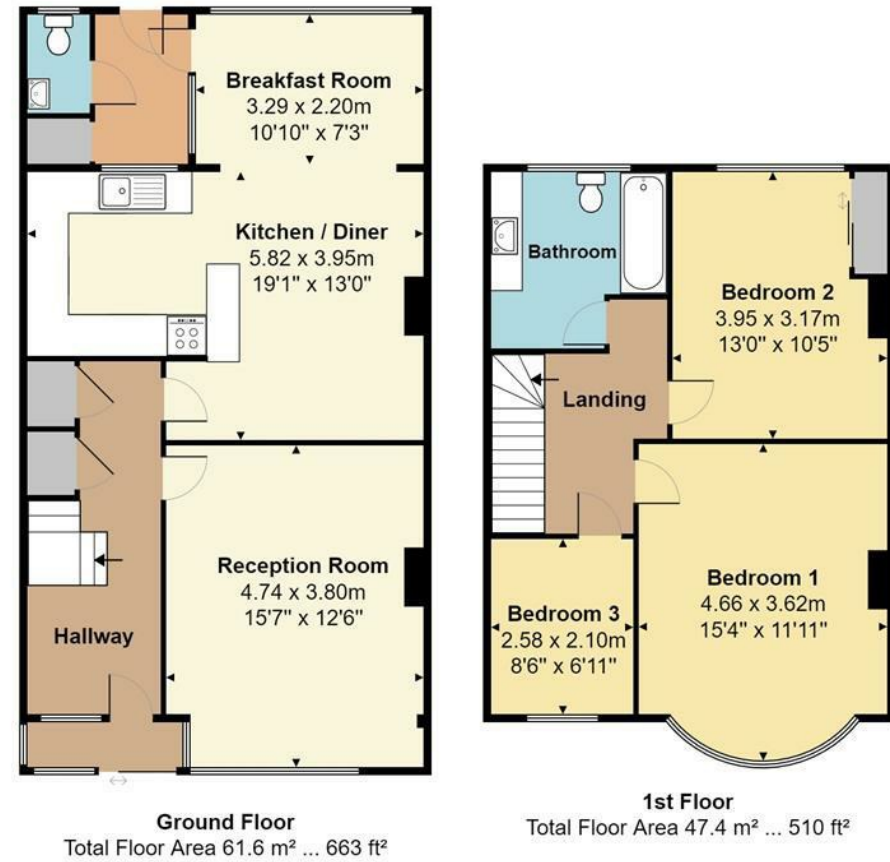


Merlin Grove, Beckenham, BR3

Total Floor Area: 109.0 m<sup>2</sup> ... 1174 ft<sup>2</sup>

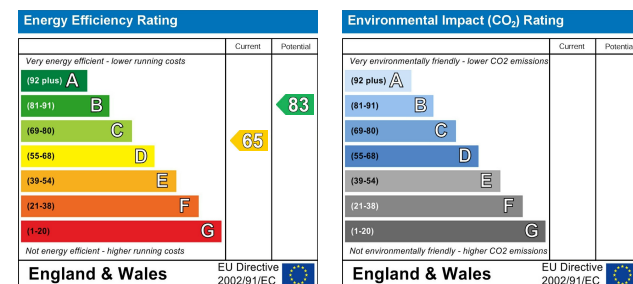


Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



36, Merlin Grove, Beckenham, BR3 3HU  
Guide Price £625,000 Freehold

MAP



This three bedroom 1930s built terraced house, which requires some updating, is situated in a tree lined residential road close, 0.5 miles from Eden Park BR Station, local shops, bus route and within a mile of Langley Park Schools.



020 8663 1964  
charleseden.co.uk



Charles Eden are proud to offer this terraced house located in the sought-after area of Merlin Grove, Beckenham. This property is perfect for families looking to put their stamp on a home in a prime location.

Situated close to Langley Park Schools, this house offers the convenience of having top-rated educational institutions right at your doorstep. For those who need to commute, Eden Park BR Station is just 0.5 miles away, providing easy access to Charing Cross/London Bridge and beyond.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this ideally suited family property in Beckenham.

#### **ENCLOSED ENTRANCE**

Double glazed door and double glazed windows to front. Part glazed door with window to side leading into:

#### **HALLWAY**

Understairs storage cupboard housing meters, radiator, fitted carpet.

#### **RECEPTION ROOM 15'7 x 12'6**

Double glazed half bay window to front, radiator, fitted carpet.

#### **OPEN PLAN KITCHEN DINING ROOM**

#### **KITCHEN/DINER 19'1 x 13'0**

Glazed window looking into lobby, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with taps, freestanding 'Hotpoint' gas cooker, space for dishwasher, space for fridge freezer, radiator, vinyl flooring.

#### **BREAKFAST ROOM 10'10 x 7'3**

Double glazed door leading out to utility area, glazed window to rear looking out to rear garden, radiator, laminate wood flooring.

#### **LOBBY**

Space for washing machine, door to WC, double glazed door leading out to rear garden.

#### **CLOAKROOM WC**

Opaque double glazed window to rear, low level WC, wall hung wash hand basin, radiator, fully tiled walls, vinyl flooring.

#### **STAIRS TO FIRST FLOOR**

Fitted carpet

#### **LANDING**

Access to loft, fitted carpet.

#### **BEDROOM ONE 15'4 x 11'11**

Double glazed bay window to front, radiator, fitted carpet.

#### **BEDROOM TWO 13'0 x 10'5**

Double glazed window to rear, built-in wardrobe housing 'Worcester' boiler (not tested by Charles Eden), radiator, fitted carpet.

#### **BEDROOM THREE 8'6 x 6'11**

Double glazed window to front, radiator, fitted carpet.

#### **BATHROOM / WC**

Opaque double glazed window to rear, comprising: paneled bath with flexi hose mixer tap, shower panel, wash hand basin inset in vanity unit, low level WC, radiator, fully tiled walls, vinyl flooring.

#### **OUTSIDE**

#### **REAR GARDEN 40' approximately exc garage**

Mainly laid to lawn with shrubs and trees, pathway leading to:

#### **DOUBLE GARAGE**

Located via rear access road.

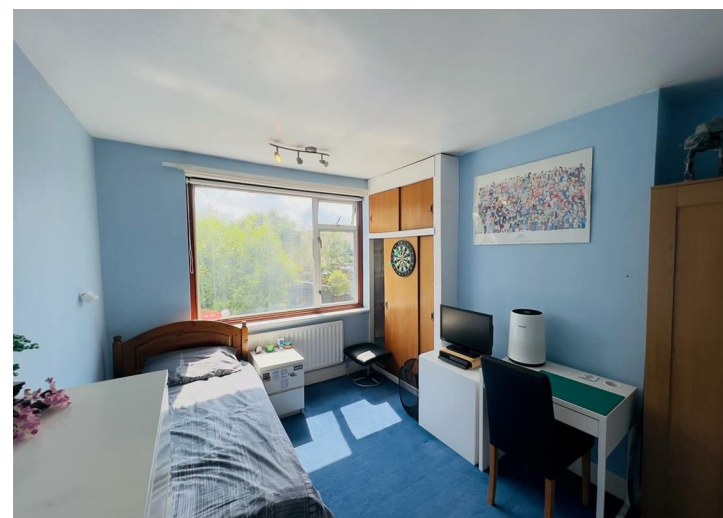
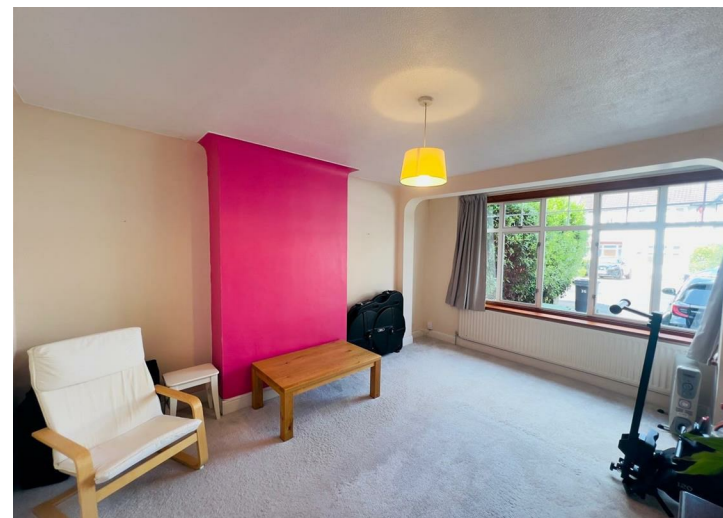
Up and over door, power and light, windows to rear, pedestrian side access.

#### **FRONTAGE/OFF STREET PARKING**

Block paved with shrubs.

#### **EPC RATING D**

#### **COUNCIL TAX E**



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Beckenham  
BR3 3HU**

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1 Kelsey Park Road, Beckenham, Kent, BR3 6LH**

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