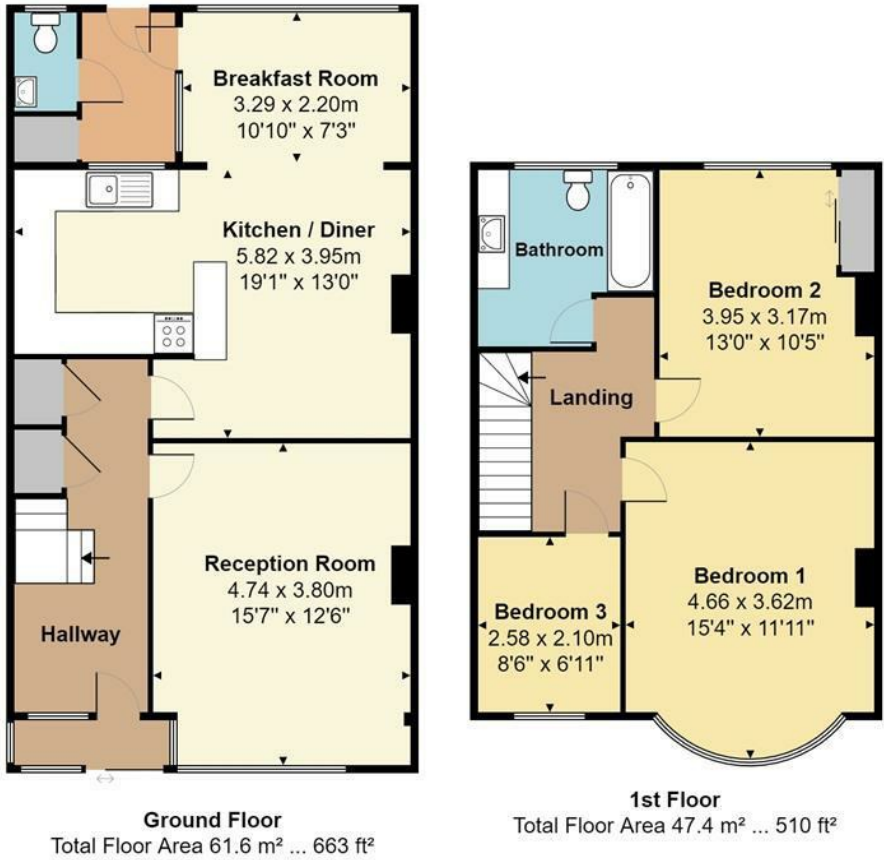


Merlin Grove, Beckenham, BR3

Total Floor Area: 109.0 m² ... 1174 ft²



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

MAP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		65	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



36, Merlin Grove, Beckenham, BR3 3HU
Offers In Excess Of £575,000 Freehold

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



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.



**36 Merlin Grove
Beckenham
BR3 3HU**

**www.charleseden.co.uk
71 High Street, Beckenham, Kent, BR3 1AW**

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