



homezone

**£625,000 Freehold**

**42 Groveland Road**

Beckenham, BR3 3QA

- BRIGHT AND SPACIOUS THREE BEDROOM MID TERRACE 1930'S FAMILY HOME IN NEED OF MODERNISATION
- CHAIN FREE
- CLOSE TO BECKENHAM TOWN CENTRE & WELL SERVED BY LOCAL SHOPS NEARBY
- ENTRANCE PORCH
- GROUND FLOOR CLOAKROOM/WC
- DOUBLE GLAZING & ELECTRIC HEATING
- DRIVEWAY & DOUBLE DETACHED GARAGE WITH ELECTRICALLY OPERATED DOOR IDEAL AS A WORKSHOP/GAMES ROOM
- SOUTH WEST FACING METICULOUSLY MAINTAINED GARDEN OF 81' (24.82M)
- CHOICE OF CLOCK HOUSE, ELMERS END AND KENT HOUSE RAILWAY STATIONS & TRAM STOP
- NEAREST SCHOOLS INCLUDE BALGOWAN & MARIAN VIAN PRIMARIES, EDEN PARK HIGH & THE LANGLEY CAMPUS



## Homezone Property Services

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A fantastic opportunity for those with a flair for renovation! Nestled in a sought-after residential street near to Beckenham Town Centre, is this delightful 1930's mid terrace family home. For commuters, a wide choice of Railway Stations includes Clock House, Elmers End and Kent House, all within a 20 to 30-minute walk complemented by excellent bus services and tram stop.

As you step inside, you'll be greeted by an attractive panelled entrance hall. Two separate reception rooms provide an abundance of space for entertaining with loved ones or enjoying some tranquil solitude.

Featuring the highly desirable addition of double glazing, this home basks in natural sunlight, illuminating each corner of its charm-filled rooms. The ample southwest-facing well-kept garden invites you to indulge in outdoor activities or relish peaceful days relaxing in the sunshine.

Parking is well catered for with a paved driveway accommodating two cars at the front of the property. Additionally, a double detached garage, complete with an electrically operated roller door, resides at the end of the garden, ready to safely house your vehicles or serve as a spacious workshop or games room - a perfect spot for table tennis enthusiasts!

Ideal for growing families or those seeking ample space, this inviting residence boasts three comfortably-sized bedrooms. The potential to extend into the loft creates an exciting opportunity for you to add a fourth bedroom, fulfilling your aspirations of creating a home perfectly tailored to your needs.

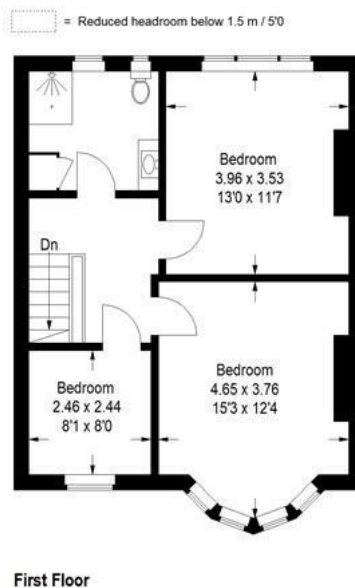
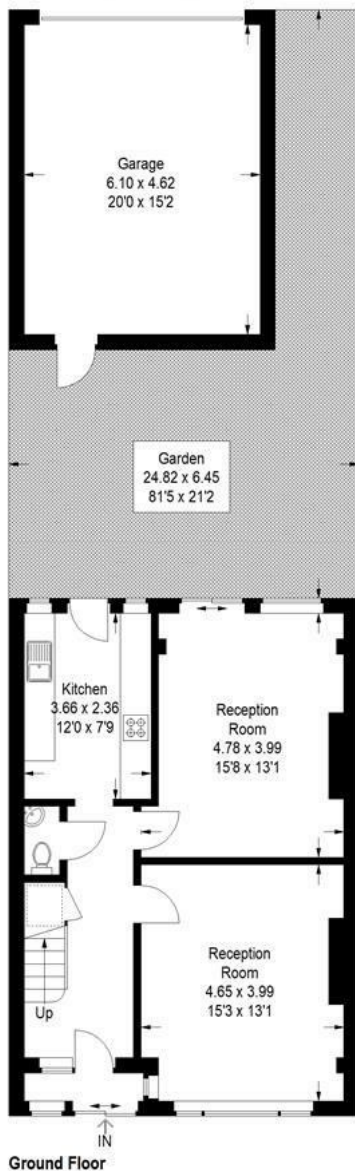
Perfectly positioned near excellent schools including Balgowan Primary, Eden Park High, and the Langley Park campus. Nearby, local shops even closer than the town centre are perfect when you've just run out of milk and biscuits for impromptu visitors.

This enchanting property is only a walk away from Croydon Road Recreation Ground, Crease Park, and the delightful Kelsey Park and associated popular cafes and shops of Park Langley. Book your viewing now!



## Groveland Road, BR3

Approximate Gross Internal Area  
 Ground Floor = 61.2 sq m / 659 sq ft  
 First Floor = 51.4 sq m / 553 sq ft  
 Garage = 28.9 sq m / 311 sq ft  
 Total = 141.5 sq m / 1523 sq ft



Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1033017)

### **ENTRANCE PORCH**

uPVC double-glazed sliding door, tiled floor.

### **ENTRANCE HALL**

Red sunburst composite front door, wall-mounted electric heater, panelled walls with plate rail, understairs cupboard housing electric meter and fusebox, stairlift, fitted handrail, ceiling light fitting, fitted carpet.

### **CLOAKROOM/WC**

Flat veneered door, white suite comprising low level WC, wall mounted corner wash hand basin, part tiled walls, vinyl flooring, ceiling light fitting.

### **LIVING ROOM**

Flat veneered door, uPVC double-glazed windows to front bay, wooden fireplace surround with hearth, ceiling light fitting, fitted carpet.

### **DINING ROOM**

Flat veneered door, uPVC double-glazed sliding patio doors to rear, wooden fireplace surround and hearth with electric fire (untested), coving, ceiling light fitting, fitted carpet.

### **KITCHEN**

Opening to entrance hall, uPVC double glazed door to rear with uPVC double glazed windows either side, range of beech effect wall and base units with granite effect laminated worktops over incorporating stainless steel sink and drainer with chrome mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for fridge/freezer, 4 ring Indesit electric hob, Indesit electric oven, tiled splashbacks, recessed downlights, tiled floor.

### **FIRST FLOOR LANDING**

Original balustrading, hatch to loft, coving, ceiling light fitting, fitted carpet.

### **BEDROOM 1**

Wooden panelled door, uPVC double glazed window to front bay, 'Arts and Crafts' style decorative white painted wooden fireplace surround, wall light points, telephone point, coving, fitted carpet.

### **BEDROOM 2**

Wooden panelled door, uPVC double glazed window to rear, coving, ceiling light fitting, fitted carpet.

### **BEDROOM 3**

Wooden panelled door, uPVC double-glazed window to front. picture rail. coving, ceiling light fitting, fitted carpet.

### **BATHROOM**

Wooden panelled door, two uPVC double glazed opaque windows to rear, airing cupboard, white suite comprising low-level WC, vanity wash hand basin unit, fitted mirror, walk-in electric shower with glass shower screen, chrome electric towel rail, recessed downlights, vinyl floor.

### **GARDEN**

South-west facing, mainly laid to lawn with flower and shrub border, handrail and steps down to path leading to garage at rear, paved patio with white self-supporting canopy with polycarbonate panels, garden shed, outside tap, fenced boundaries.

### **PARKING**

Paved driveway at front of house with entrance flanked with low brick wall, parking for two vehicles. Street parking where available.

**GARAGE:** Detached double garage with back door to garden, remote-controlled electric rollover door to rear, light and power.

### **EPC**

Rating: F.

### **COUNCIL TAX**

London Borough of Bromley.

Band: E (£2,251.57 2023/24)

### **UTILITIES**

Electricity: Mains connected, current supplier is Octopus Energy.

Gas: No gas connected at the property currently.

Water: Mains connected, supplier Thames Water.

Estimated Broadband Speeds: Basic

16mbps/Superfast 291 mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.