

# Stanhope Grove, BR3

## Freehold

£420,000



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**\*\* EXTENDED FOUR BEDROOMS, OFF STREET PARKING,  
CLOSE TO LANGLEY SCHOOLS \*\***

A well presented four bedroom family home located within close proximity to Langley Schools, Eden Park Train Station and David Lloyd Leisure Centre. The property benefits from a lovely rear view of Stanhope Grove Playing Fields.

The ground floor comprises of an entrance hall, lounge, dining room, extended kitchen, lean to and W.C.

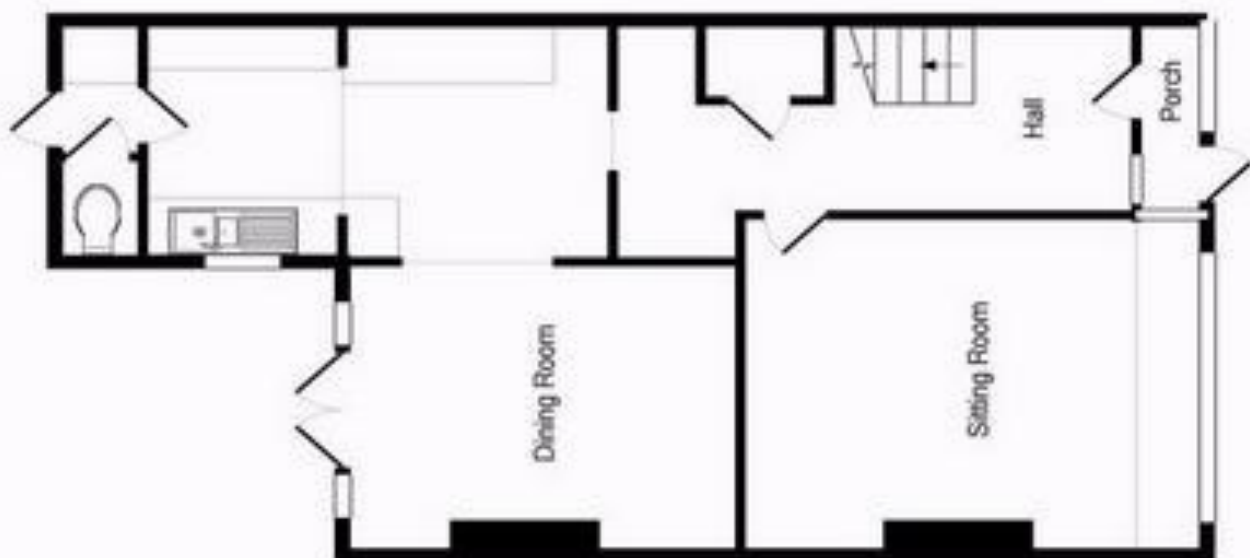
The first floor comprises of two double bedrooms, a good size single bedroom, bathroom with a three piece suite.

The second floor comprises of a double bedroom with storage.

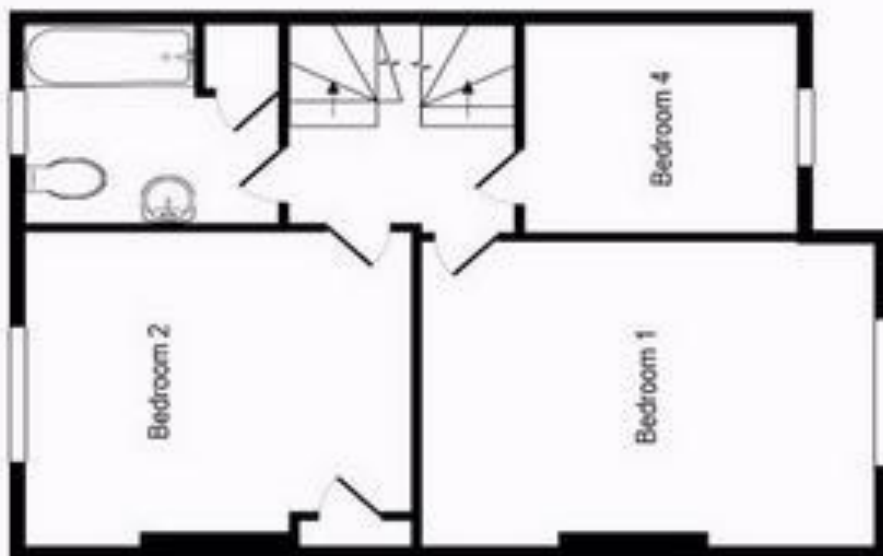
The property also benefits from off street parking, gas central heating, double glazing.



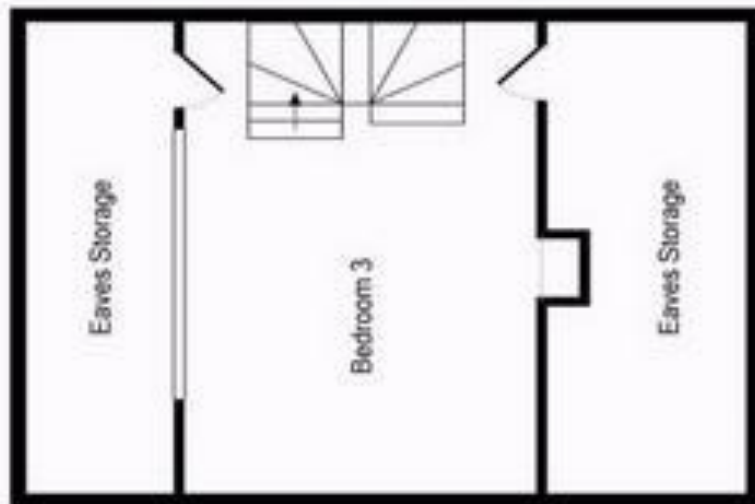




Ground Floor  
Approx. Floor  
Area 559 Sq Ft.  
(51.9 Sq M.)



1st Floor  
Approx. Floor  
Area 470 Sq Ft.  
(43.7 Sq M.)



2nd Floor  
Approx. Floor  
Area 383 Sq Ft.  
(35.5 Sq M.)

Total Approx. Floor Area 1412 Sq Ft. (131.1 Sq M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2011)

DICSLAIMER: PLEASE NOTE THESE PARTICULARS  
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS  
GIUDELINES ONLY AND DO NOT CONSTITUTE ANY PART  
OF AN OFFER OR CONTRACT.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

