

# Stanhope Grove

## £499,999

LANGLEY  
ESTATE AGENTS

[langleyestateagents.co.uk](http://langleyestateagents.co.uk)

408 Upper Elmers End Road,

Beckenham Kent BR3 3HG

0208 166 0400

[office@langleyestateagents.co.uk](mailto:office@langleyestateagents.co.uk)



A well presented four bedroom family home located within easy access to Eden Park Train Station, close to Langley Secondary Schools, David Lloyd, Beckenham Rugby Club, Local Amenities and close to Langley Secondary Schools.

The entrance hall comprises of two reception rooms, a modern fitted kitchen, W.C.

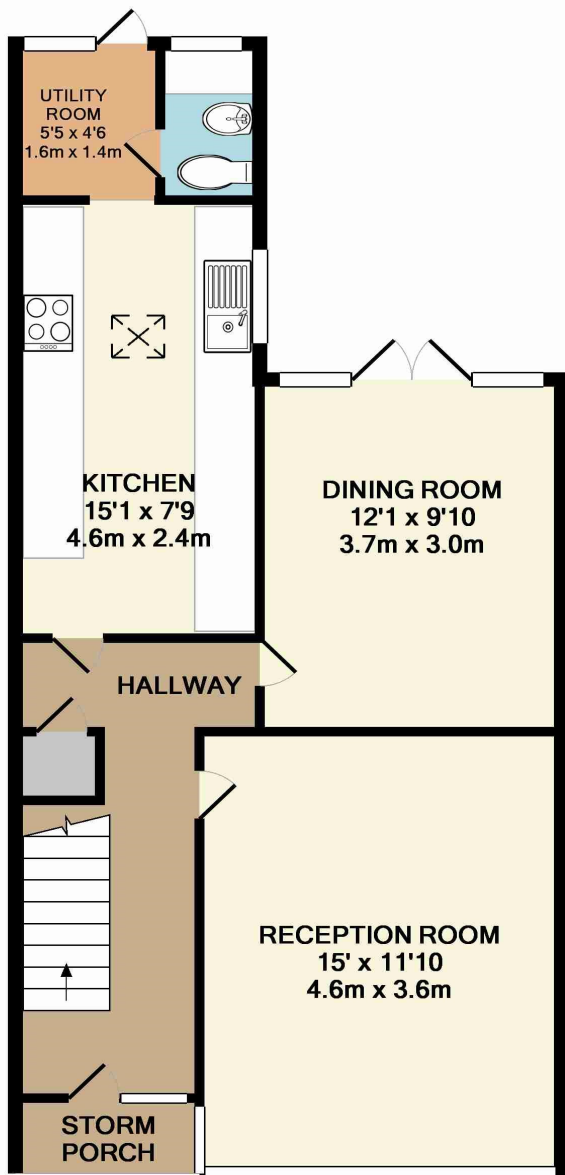
The first floor comprises of three bedrooms and bathroom with a three piece bathroom suite.

The second floor comprises of a large master bedroom and en suite shower room.

The property also benefits from off street parking, gas central heating, double glazed throughout and a lovely rear garden with a garage and shed at the rear.

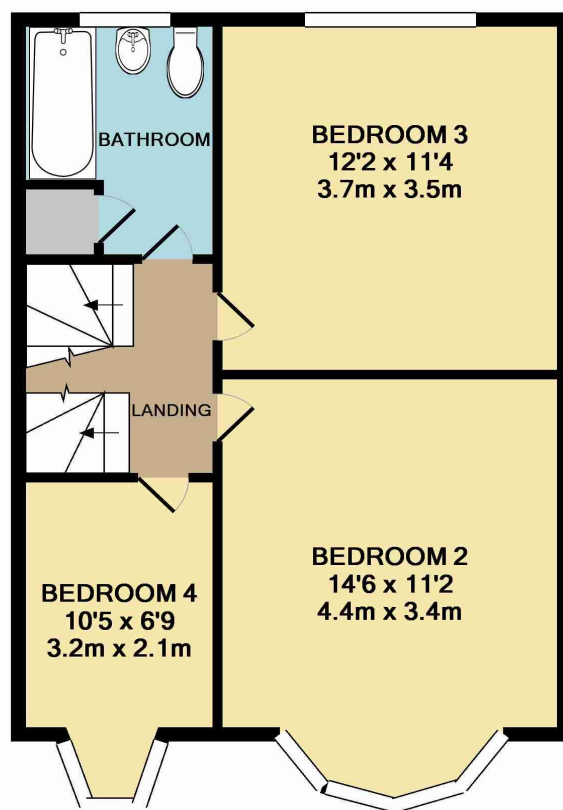




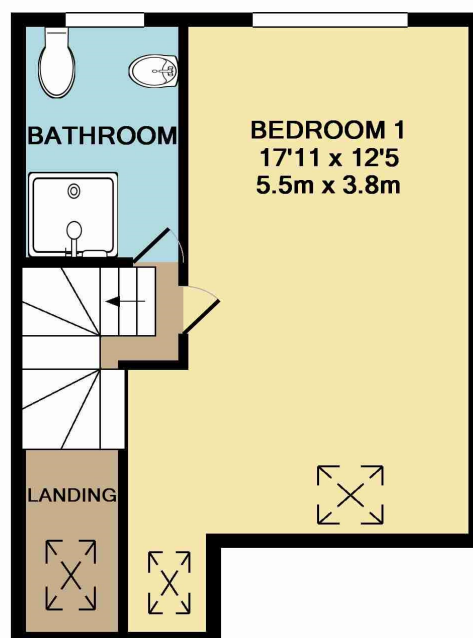


GROUND FLOOR

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.



1ST FLOOR





2ND FLOOR

TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

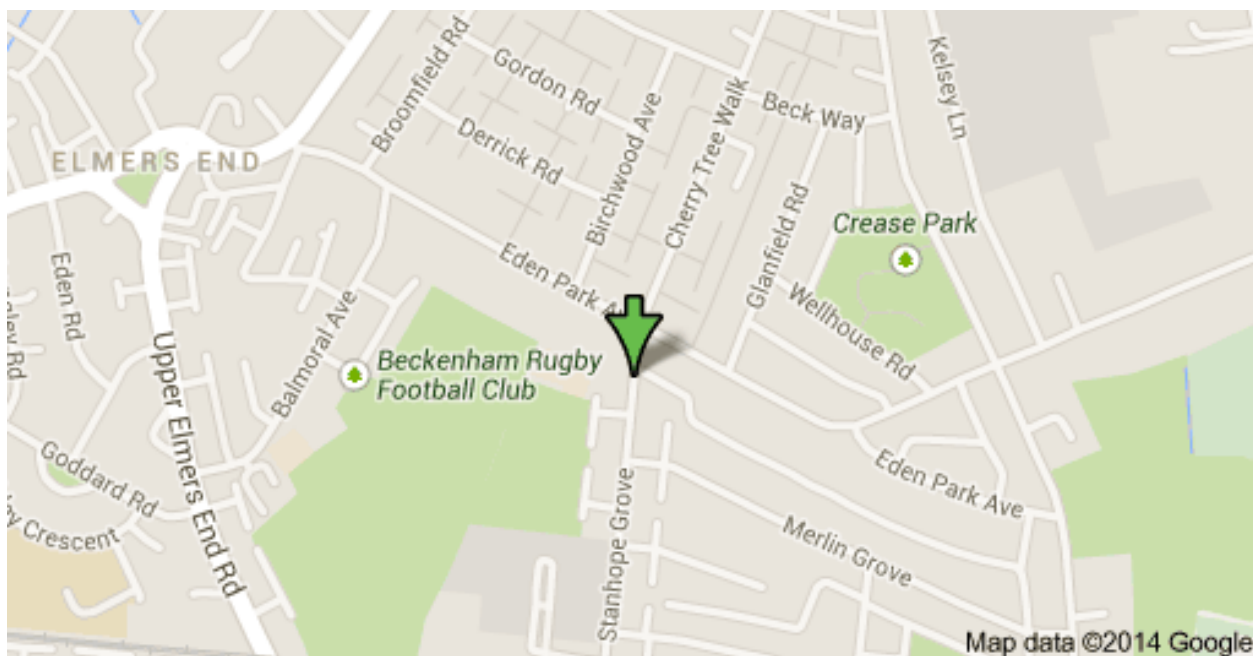
Made with Metropix ©2014



| Energy Efficiency Rating   |         |           | Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|--|---------|-----------|--|---------|-----------|
|  | Current | Potential |  | Current | Potential |
| Very energy efficient - lower running costs  |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions  |         |           |
| (92-100) <b>A</b>  |         |           | (92-100) <b>A</b>  |         |           |
| (81-91) <b>B</b>   |         |           | (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           | (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           | (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           | (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           | (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           | (1-20) <b>G</b>  |         |           |
| Not energy efficient - higher running costs  |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



**Call us on 0208 166 0400**

