



£1,125,000

Reddons Road, Beckenham, Kent, BR3  
1LZ



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Wonderful opportunity to purchase this Edwardian family home situated in a highly sought after location and road, within a short walk to Kent House, New Beckenham Train Stations and New Beckenham Tram Stop.

Within easy reach to numerous excellent schools this family home is in need of modernisation and redecoration, however, gives a buyer the opportunity to extend and modernise to their own taste and layout.

Retaining many original features the accommodation comprises; porch; large entrance hall, cloakroom, formal lounge, separate dining room with access into the conservatory which overlooks the rear garden and a spacious kitchen/diner on the ground floor with four bedrooms and a family bathroom.

There is a rear garden that extends over 100ft featuring a large paved patio leading onto a generous lawn with a wealth of established plants and trees.

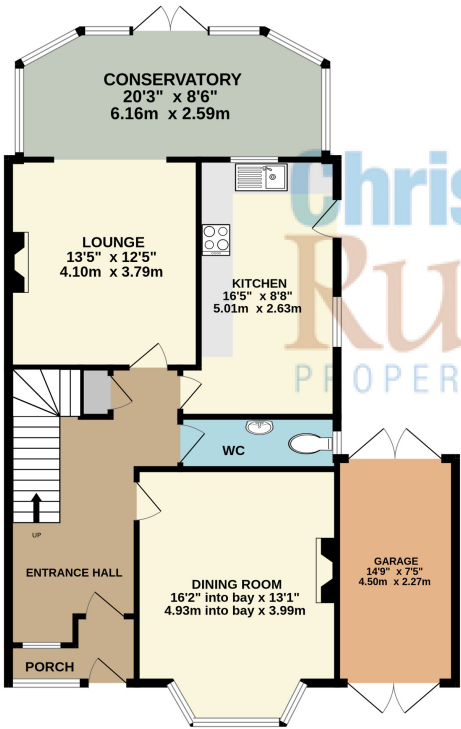
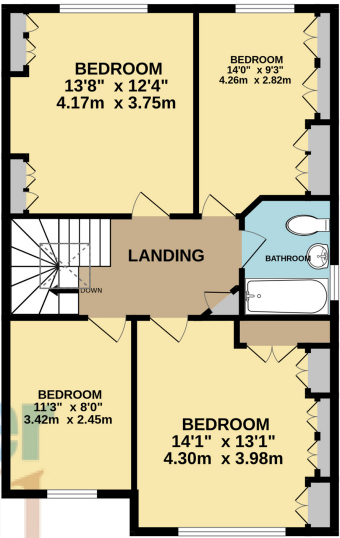
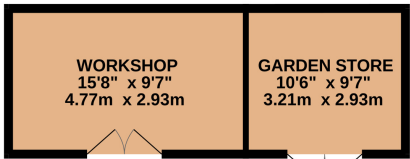
To the front is off street parking for several cars on its own driveway that leads to the garage on the side of the property.

Council Tax Band F.



GROUND FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.

1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		