

FOR SALE

OIEO £950,000

Sidney Road, Beckenham, BR3



A rare opportunity to obtain a stunning three bedroom semi detached family home on Sidney Road, with garage, off street parking and gorgeous period features. The property is ideally located for excellent transport links into Central London and surrounded by excellent schools and an array of other local amenities.

Situated on the ever popular, tree lined "Sidney Road", this property is within walking distance to Clock House Station providing direct links into London Charing Cross, Waterloo East and London Bridge, as well as Kent House Station with direct links into London Victoria. Beckenham Road tram stop is also a short walk away, with links into Beckenham Junction, East Croydon and Wimbledon.

The ground floor comprises an elegant hallway, two large reception rooms both with feature fire places and high ceilings, contemporary kitchen/diner boasting bi-fold doors leading to a well presented garden, and a separate utility room and downstairs WC.

Upstairs offers three spacious bedrooms with the master offering ample built in wardrobes and double doors to a balcony, and a refurbished modern family bathroom.

Further benefits include shutters, the wrap around garden, off street parking and garage offering the potential to extend subject to planning permission.

- Sought after road
- Semi detached
- Three double bedrooms
- Two receptions
- Beautifully designed bathroom
- Downstairs WC/ utility room
- Off street parking
- Garage
- Excellent transport links
- EPC rating E







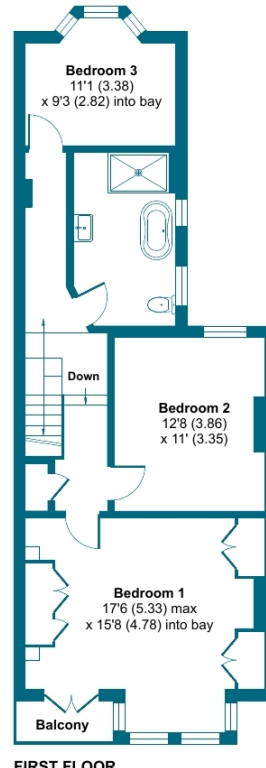
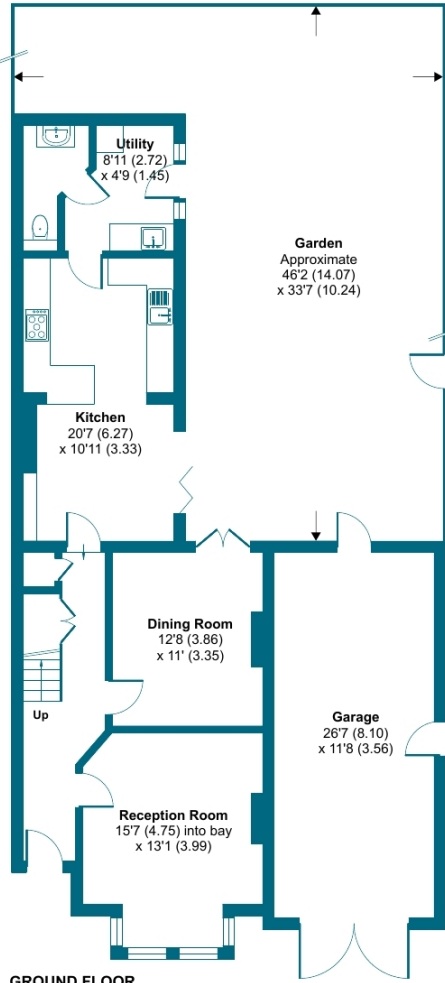
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Approximate Area = 1519 sq ft / 141.1 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 1830 sq ft / 169.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grafton Estate Agents. REF: 1181959



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	