

FOR SALE

£600,000

St James's Avenue, Beckenham, BR3



A great opportunity to modernise this spacious three bedroom family home, with two receptions and large garden. Located close to excellent amenities, including a number of outstanding schools, Elmers End station and a short walk into Beckenham High Street with its own variety of shops and restaurants.

Grafton Estate Agents is proud to offer this delightful and spacious mid terrace family home which is within easy reach of everyday essentials in Elmers End and a short walk to Beckenham High Street which offers an array of shops and restaurants.

On the ground floor, the property comes with a wide hallway, two well proportioned reception rooms, separate kitchen and a large garden with an option to extend (STPP). While upstairs offers three generous sized bedrooms and bathroom with a separate toilet.

The property further benefits from being double glazed, having original wood flooring throughout and being in the current owners family for over sixty years.

- Three Bedrooms
- Two Receptions
- Large Garden
- Period Features
- Excellent Amenities
- EPC Rating G

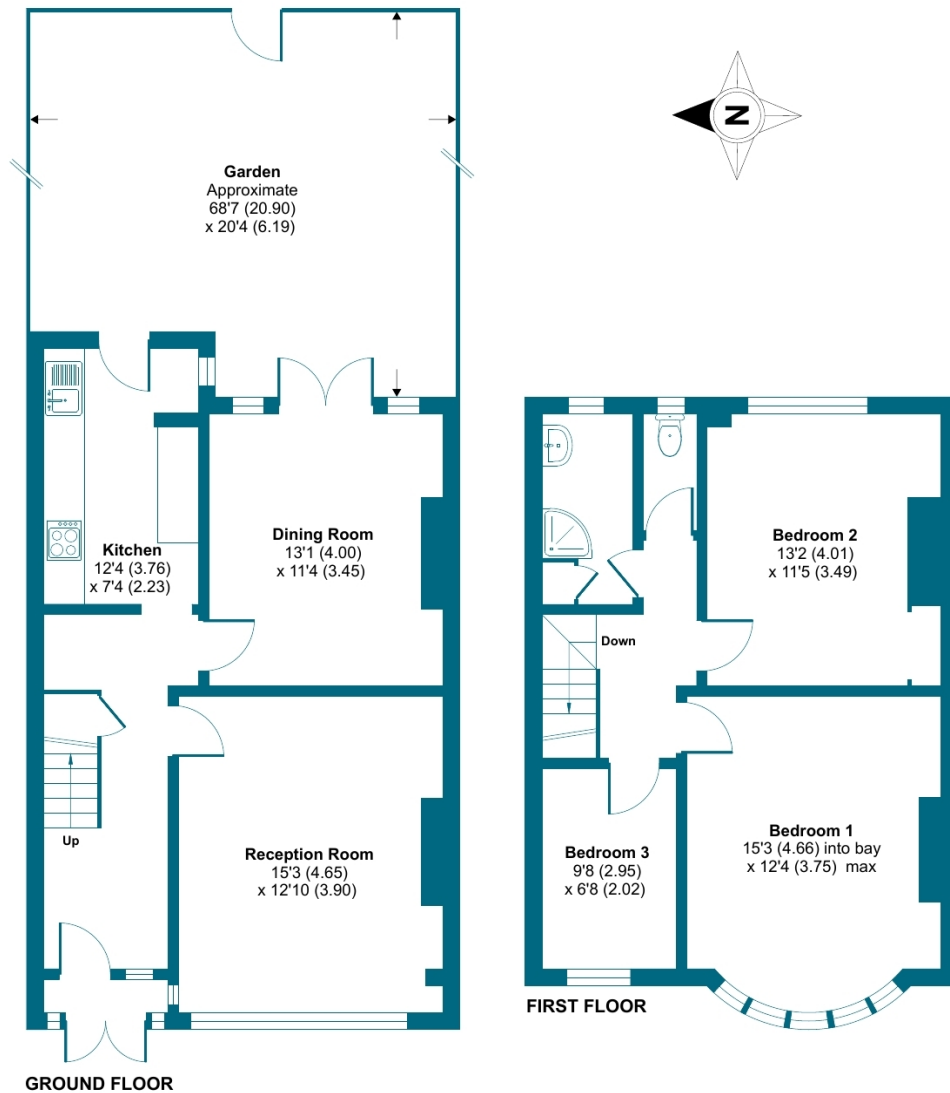




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Approximate Area = 1111 sq ft / 103.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Grafton Estate Agents. REF: 1296757



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		