

FOR SALE

£700,000

Shrewsbury Road, Beckenham, BR3



A four bedroom period terraced family home, requiring some renovation which offers two receptions, large South facing garden, off street parking and garage. Offered to the market chain free.

Offered chain free! This property comprises of a front porch, downstairs cloakroom, two well sized receptions and separate eat-in kitchen, with doors leading into a sunny conservatory and French doors onto a South West facing large garden. A garage is located at the end of the garden and can be accessed easily from Westbury Road.

Upstairs there are two double bedrooms, large single bedroom and bathroom with a walk-in shower and a separate toilet. The top floor contains an additional double bedroom with a small ensuite shower room and gives a peaceful view over the garden.

The future buyer will also benefit from this family home having period features, off street parking for two cars, double glazing and a six year old boiler, while having the potential to extend (STPP).

Shrewsbury Road is a popular quiet residential road and is ideally located for the sought after Balgowan Primary School, newly opened Eden Park High and local shops at the end of the road. Clock House station (London Bridge, Waterloo East, Charing Cross, and DLR connection at Lewisham) is less than a ten minute walk away. While the Tramlink to Croydon and Wimbledon, and Kent House station (Victoria and Blackfriars) is just slightly further. Beckenham High Street with its array of shops, restaurants and other amenities is also a short walk away.

- Chain free
- Terraced house
- Four bedrooms
- Two bathrooms
- Two receptions
- SW facing garden
- Off street parking
- Garage
- Conservatory
- EPC rating D

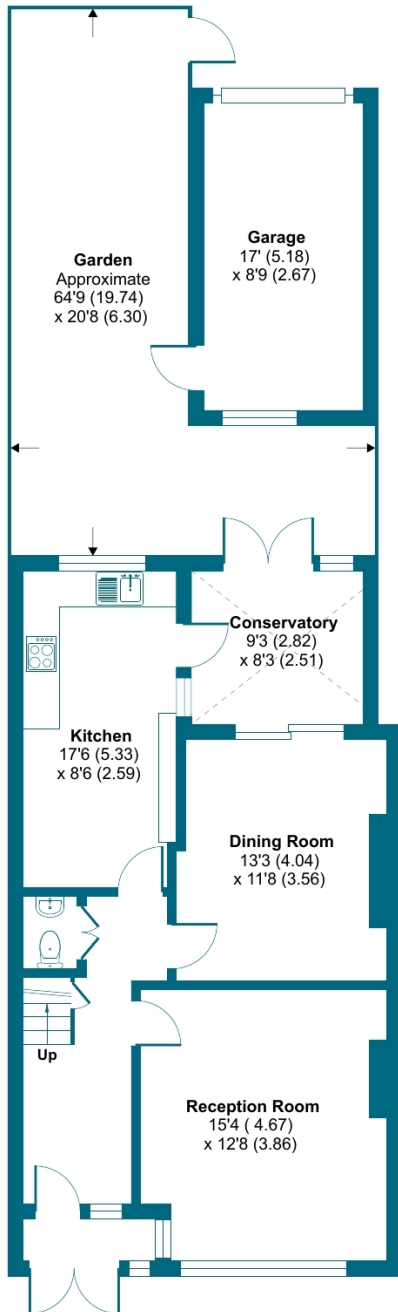




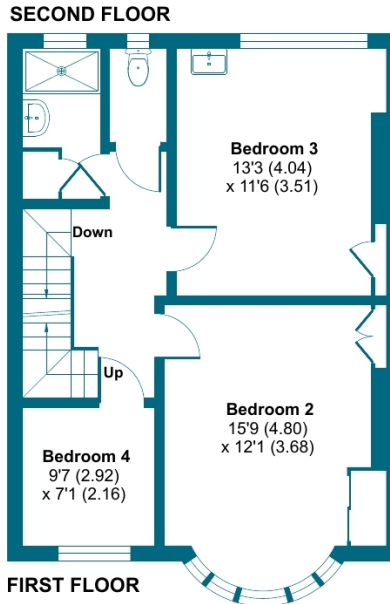
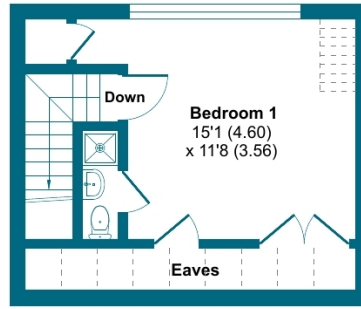
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Approximate Area = 1533 sq ft / 142.4 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1751 sq ft / 162.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Grafton Estate Agents. REF: 1159039



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	