

FOR SALE

£400,000

Blandford Road, Beckenham, BR3



A delightful two bedroom maisonette with period features and a private landscaped garden. Ideally situated a short distance from a choice of outstanding schools, train stations with excellent connections into Central London and an array of local amenities.

Beautifully presented throughout, is this bright and spacious two bedroom period maisonette. The property benefits from a private entrance with stairs leading to the first floor, a bright reception with high ceilings and feature fire place, modern fitted kitchen with integrated appliances, two bedrooms and newly fitted modern bathroom.

Other benefits include double glazing, combination boiler, large loft ideal for conversion (subject to planning), and a landscaped private rear garden with storage.

The property is ideally situated for a choice of train stations with excellent connections into Central London, including London Bridge, Waterloo East, Charing Cross, Blackfriars and Canary Wharf. The property is a short walk and equal distance between Clock House station and Kent House station (22mins into Victoria) and offers easy access to Penge overground stations. Avenue Road Tram stop is approx. 200 yards away giving easy access into Croydon and Wimbledon. Whilst being located near several highly regarded outstanding schools, and Beckenham High Street with its wide selection of shops, restaurants, bars and leisure amenities.

Viewings are highly recommended to fully appreciate this delightful two bedroom property.

- First Floor Maisonette
- Two Bedrooms
- New Modern Bathroom
- Private Garden
- Excellent Transport Links
- EPC Rating C

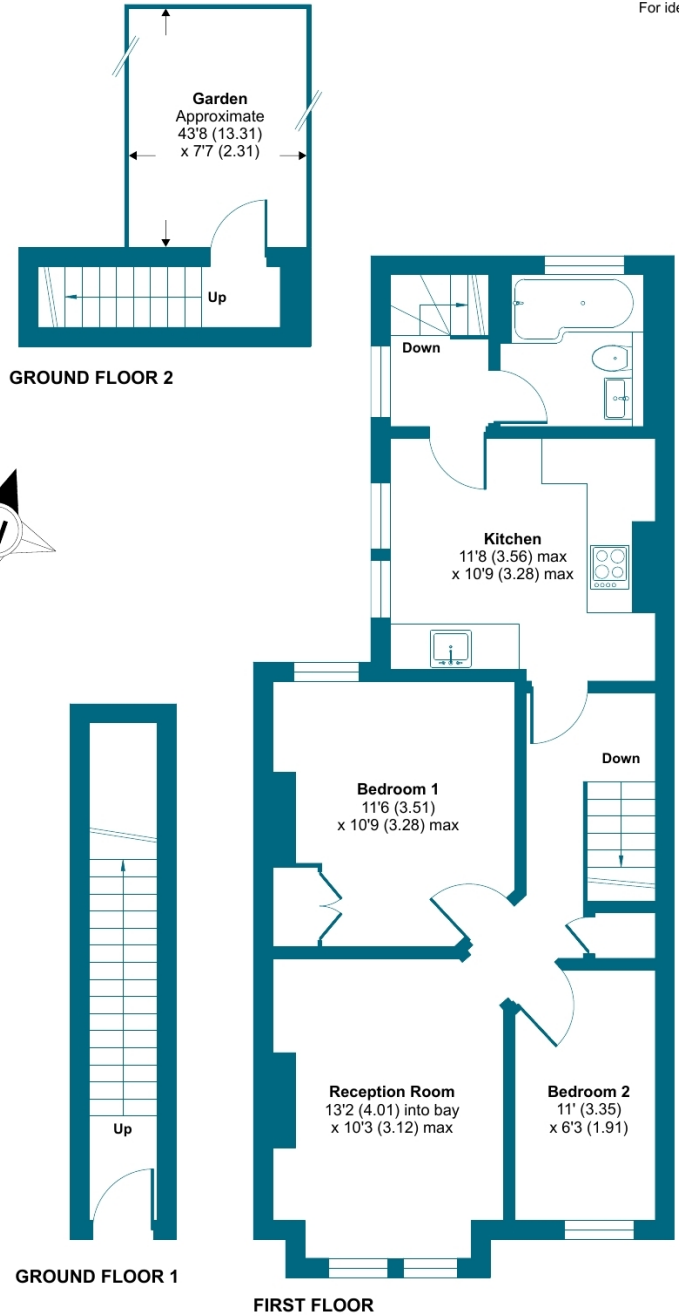




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Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grafton Estate Agents. REF: 1073965



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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	