

FOR SALE

£700,000

Pelham Road, Beckenham, BR3



A stunning and recently refurbished three double bedroom family home, located just moments from outstanding schools, transport links and other local amenities.

We are proud to offer to the market this wonderful three double bedroom period home located in an enviable location. This charming and spacious property offers a large hallway with downstairs WC, a bright and airy through lounge, and recently renovated fully integrated kitchen with underfloor heating and large doors giving access to a private and sunny garden.

Upstairs there are three double bedrooms with built in wardrobes and a new contemporary family bathroom. Further benefits include off-street parking, double glazing, seven year old boiler and the potential to extend and convert the loft (STPP).

The property is ideally located for Birkbeck, Kent House, Elmers End, and Clock House stations, while the tram link can be accessed easily at Birkbeck station. The outstanding Stewart Fleming Primary School is just a short walk away, as are other local amenities including Beckenham High Street with its array of restaurants, shops and bars.

- Excellent condition
- High ceilings & Period features
- Three double bedrooms
- Downstairs WC
- Off street parking
- Southerly facing garden
- Outstanding schools
- EPC rating D

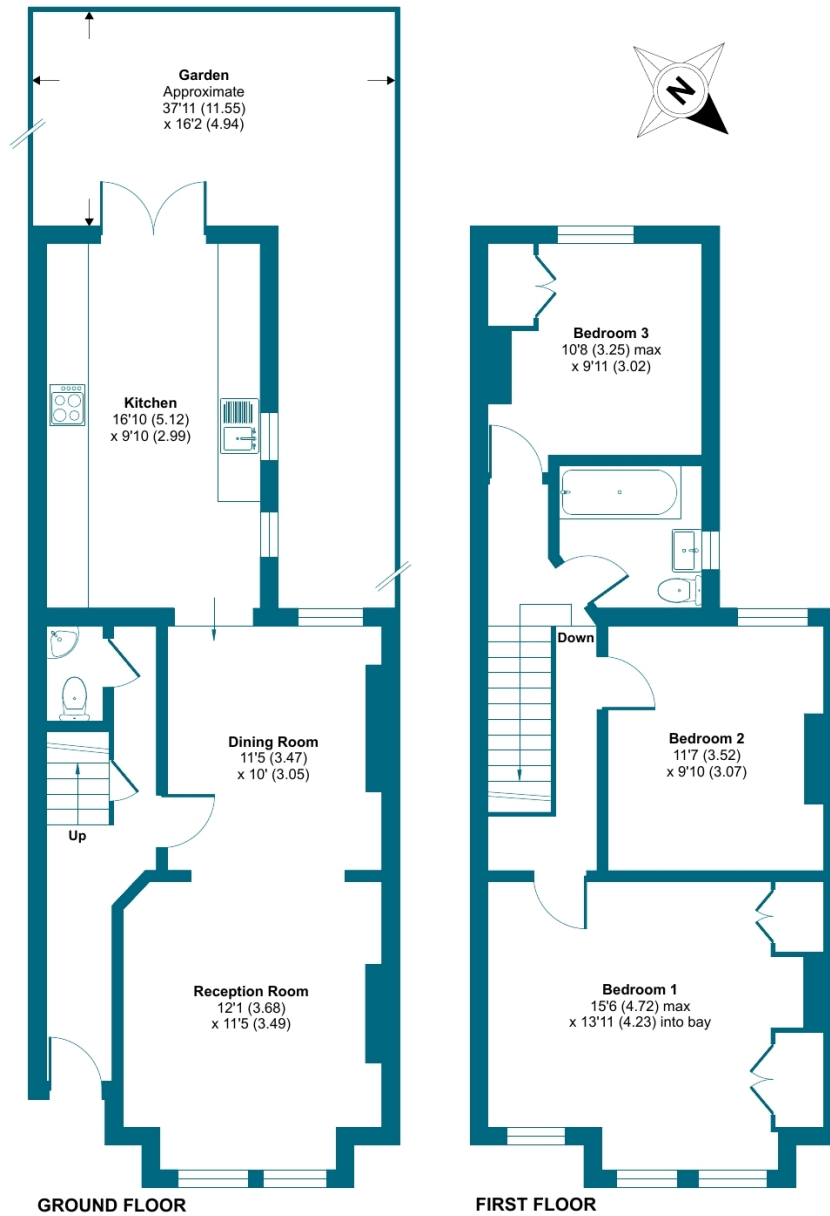




Pelham Road, Beckenham, BR3

Approximate Area = 1110 sq ft / 103.1 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). © nctechcom 2025. Produced for Grafton Estate Agents. REF: 1234192



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	