

FOR SALE

OIEO £750,000

Belmont Road, Beckenham, BR3



A spacious and characterful four-bedroom period terraced home offering elegant living accommodation, a large garden, and a superb family friendly location. Perfectly positioned within the Balgowan Primary School catchment and close to excellent transport links and Beckenham High Street.

This wonderful four-bedroom period terraced home offers generous living space, character features, and an excellent family friendly location. The welcoming entrance hall leads into a bright and spacious double reception room, ideal for both relaxing and entertaining. The front reception enjoys high ceilings with decorative coving, an attractive bay window, and a gas fireplace, while the rear flows seamlessly into a dedicated dining area and a well-equipped kitchen.

To the rear of the property is a conservatory with a convenient downstairs cloakroom, opening out onto a large and well-maintained garden featuring a patio area, lawn, shed, new fencing, and plenty of space for outdoor dining and family enjoyment.

The first floor hosts three well-proportioned bedrooms, all benefiting from built-in wardrobes, alongside a spacious family bathroom. The second floor provides a further double bedroom with excellent storage within the eaves, making it an ideal principal suite, guest room, or home office.

Additional benefits include a two year old boiler still under warranty, replacement windows installed in 2022, a new front door, and an updated front pathway.

Perfectly positioned for families, the property sits within the catchment area for the highly regarded Balgowan Primary School and is conveniently located for Clock House and Beckenham Junction stations. Tramlink services from Beckenham Road and Beckenham Junction offer easy connections to Wimbledon and Croydon, while regular bus routes serve the surrounding area. Beckenham High Street is also close by, providing an excellent selection of shops, bars, restaurants, and everyday amenities.

- Four Bedrooms
- Double Reception
- Large Garden
- Balgowan School Catchment
- Excellent Condition
- EPC Rating C





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Denotes restricted head height

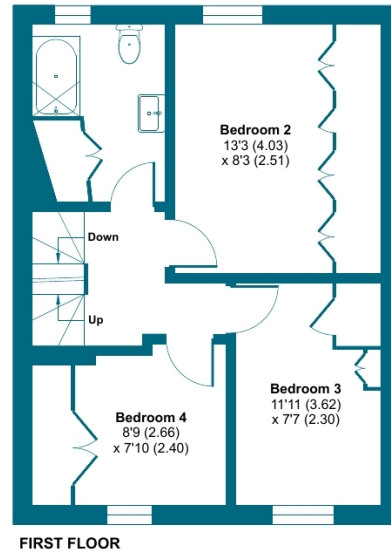
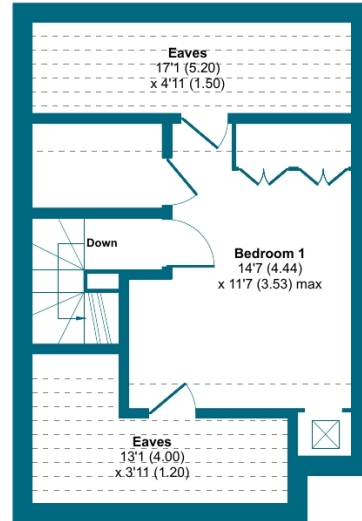
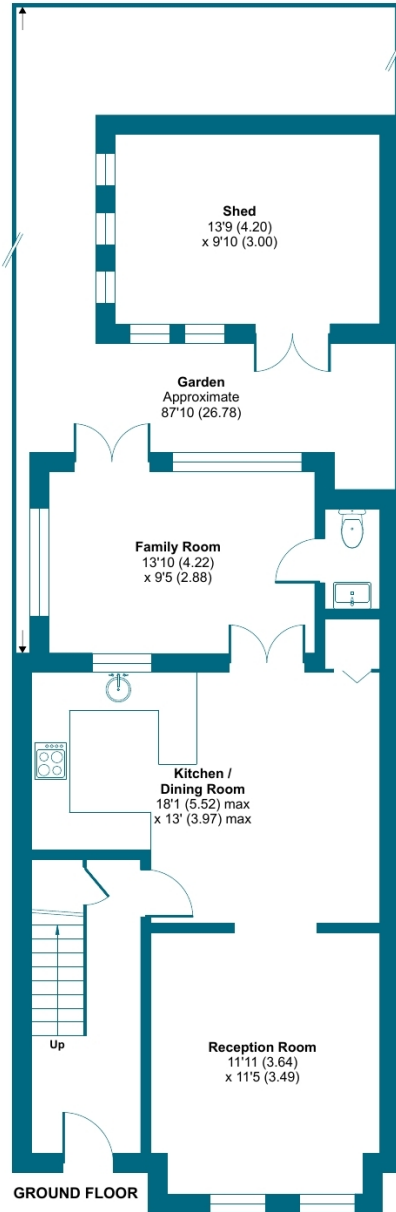
Approximate Area = 1289 sq ft / 119.7 sq m

Limited Use Area(s) = 216 sq ft / 20 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 1641 sq ft / 152.3 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). © nitchcom 2026. Produced for Grafton Estate Agents. REF: 1394854

