

FOR SALE

OIEO £900,000

Forest Ridge, Beckenham, BR3



A fantastic opportunity to own a well position three double bedroom semi detached house with two receptions, off street parking, garage and a large south facing garden. Offered to the market chain free and surrounded by an abundance of local amenities.

Grafton Estate Agents are happy to offer to the market this well presented three bedroom family home, in need of some modernisation, chain free.

The property downstairs comprises of a spacious entrance hallway leading to two reception rooms, eat-in kitchen and downstairs toilet; while upstairs offers three sizeable double bedrooms with two of them offering built in wardrobes and a family bathroom with a separate toilet.

The future buyer will also benefit from double glazing throughout, garage which can be accessed from the property, off street parking and easy side access into an attractive south facing garden with patio area, small outbuilding and a beautifully presented lawn. There are also options to expand the total footprint of the property subject to planning permission.

Forest Ridge is located on a quiet residential road but surrounded by parks, schools and the array of shops, bars and restaurants that Beckenham High Street offers.

- Chain free
- Semi detached
- Three bedrooms
- Two receptions
- Off street parking
- Garage
- South facing garden
- EPC rating D



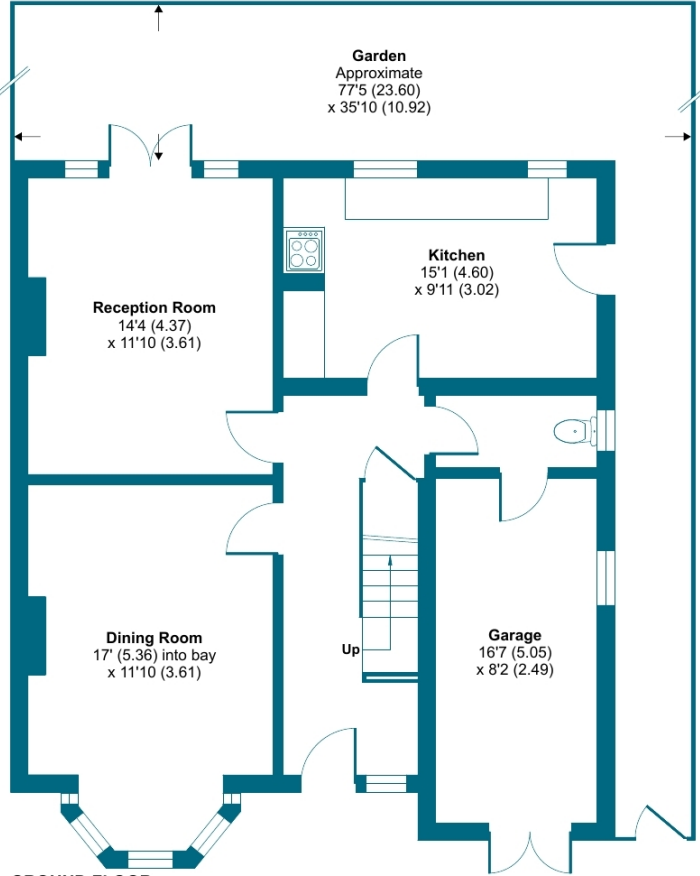




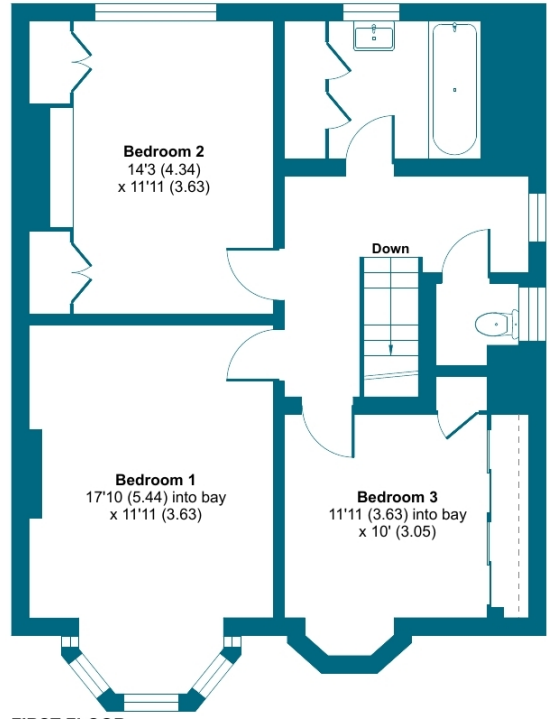
# Forest Ridge, Beckenham, BR3

Approximate Area = 1382 sq ft / 128.3 sq m  
 Limited Use Area(s) = 5 sq ft / 0.4 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1518 sq ft / 140.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grafton Estate Agents. REF: 1203269



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>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	