

TO LET

£2,500 pcm

Colesburg Road, Beckenham, BR3



A bright and stylish three-bedroom family home offering generous living space, a modern extended kitchen, and a sunny low-maintenance garden. Ideally positioned near Balgowan Primary School, parks, and both Beckenham Junction and Clock House stations.

This beautiful family home offers an abundance of space and natural light throughout. Upon entering, you are greeted by a wide hallway with engineered wood flooring that flows across the ground floor, setting a warm and elegant tone. The ground floor also features a convenient downstairs cloakroom and a charming front reception room complete with coving, plantation shutters, and a feature fireplace.

The rear of the property has been thoughtfully extended to create a spacious open-plan, fully integrated kitchen with a central island, providing ample room for both a dining area and additional seating. Large bifold doors open seamlessly onto a well-maintained, southerly facing garden with a patio and lawn, ideal for summer entertaining.

Upstairs, the home offers two generous double bedrooms, both benefiting from built-in wardrobes, along with a third single bedroom—perfect as a child's room or home office. A well-presented three-piece family bathroom completes the first floor.

Colesburg Road is an extremely popular and family-friendly street, located just moments from the highly sought-after Balgowan Primary School. The property is also within walking distance of the vibrant Beckenham High Street, offering an array of shops, cafés, bars, and restaurants, as well as several local parks.

Excellent transport links make this home ideal for those needing to commute into London; Beckenham Junction provides services to London Victoria and tram links to Croydon, while Clock House offers direct connections to London Bridge, Charing Cross, and Waterloo East.

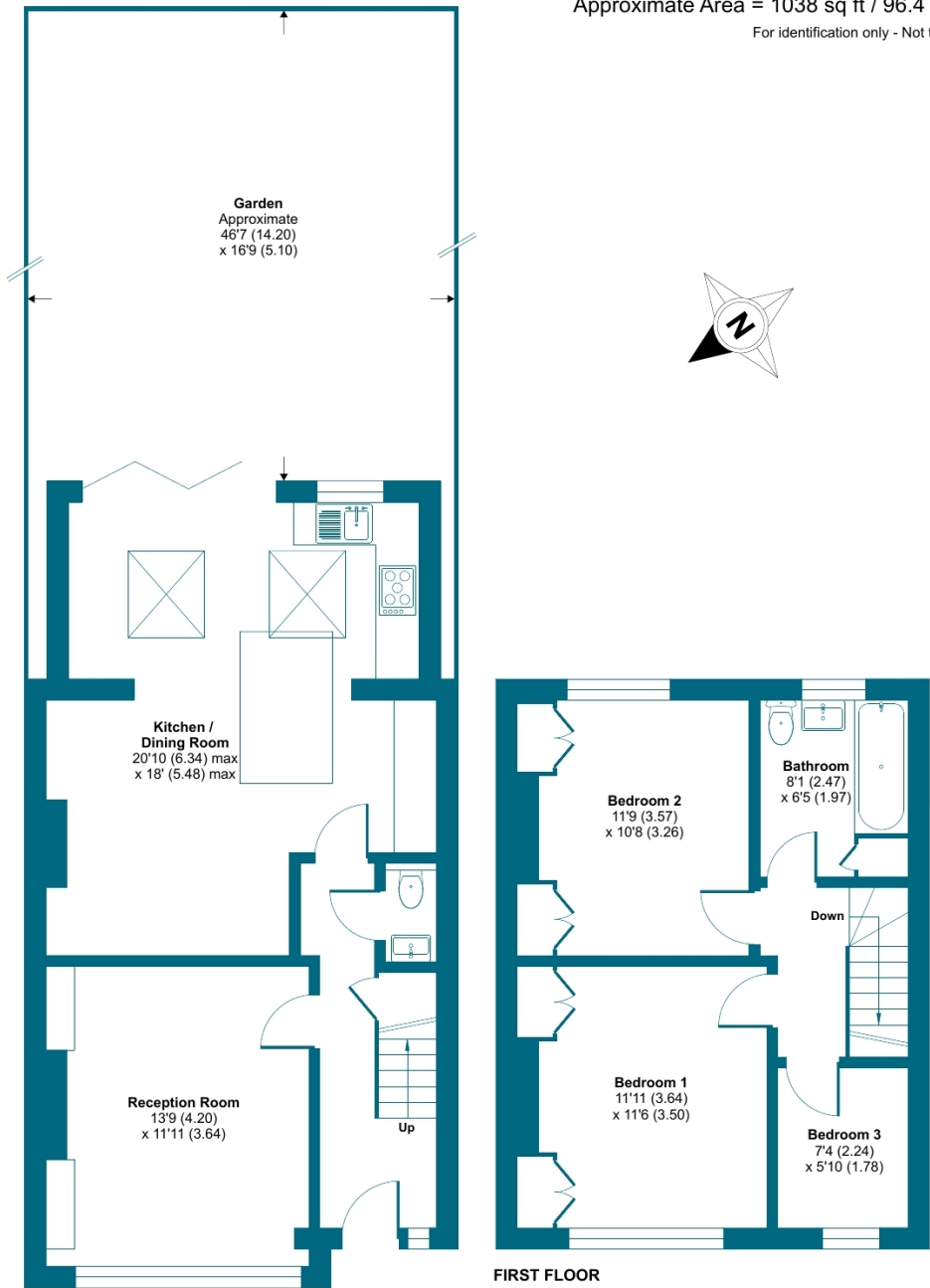
- Three Bedrooms
- Modern Open Plan Kitchen
- Downstairs WC
- Balgowan School Catchment
- Unfurnished
- EPC Rating D





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Approximate Area = 1038 sq ft / 96.4 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). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1375835



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>59</b>	<b>88</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		
England, Scotland & Wales		
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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC
		