

FOR SALE

OIEO £625,000

Blandford Road, Beckenham, BR3



This stunning period two bedroom home has been extended and refurbished throughout by its current owners and offers easy access to three mainline train stations, tram, green spaces and other local amenities. Offering an exceptional opportunity for buyers seeking a stylish, well-maintained property in a prime and convenient location.

Welcome to this charming two-bedroom terraced house, ideally positioned in a highly sought-after location close to Clock House and Kent House BR stations. Perfect for first-time buyers or those looking to downsize without compromising on style, the property is presented in excellent condition throughout and offers a true "move-in ready" home with a superb blend of modern comfort and practical living space.

Upon entering, you are immediately impressed by a spacious entrance with well planned storage under the stairs before walking through to the thoughtfully extended, fully integrated kitchen, beautifully fitted with Miele appliances and offering ample storage and workspace. Designed to be both functional and sociable, this space provides an ideal setting for everyday living and entertaining. To the front, the bright and airy double reception room creates a welcoming environment to relax or host guests.

Upstairs, the property features two generous double bedrooms, both benefiting from good natural light and excellent wardrobe space. A stylish and well-appointed bathroom completes the first floor, featuring a large walk-in shower and contemporary fittings.

The home has been meticulously maintained by the current owners and further benefits from new radiators, attractive Antico flooring, and a low-maintenance rear garden with a seating area and shed, perfect for outdoor enjoyment; while an approved application for a loft conversion has already been granted from Bromley council.

Ideally located for commuters, the property is just a short distance from Clock House and Kent House stations, providing excellent links into central London. A wide range of local amenities, including shops, parks, gyms, and well-regarded schools, are also within easy reach, making this a fantastic place to call home.

- Terraced House
- Two Double Bedrooms
- Extended New Kitchen
- Excellent Condition Throughout
- Close to Clock House & Kent House BR
- EPC Rating D

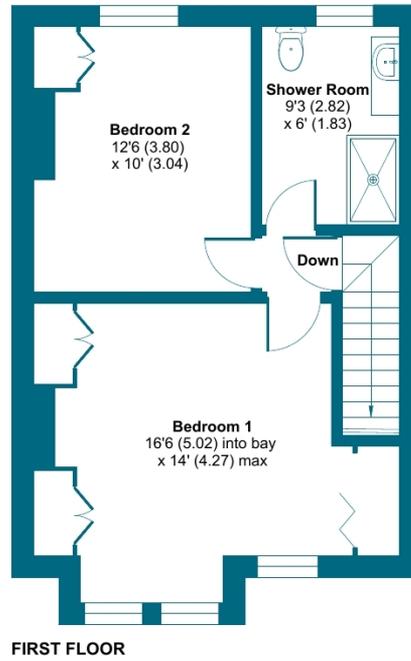
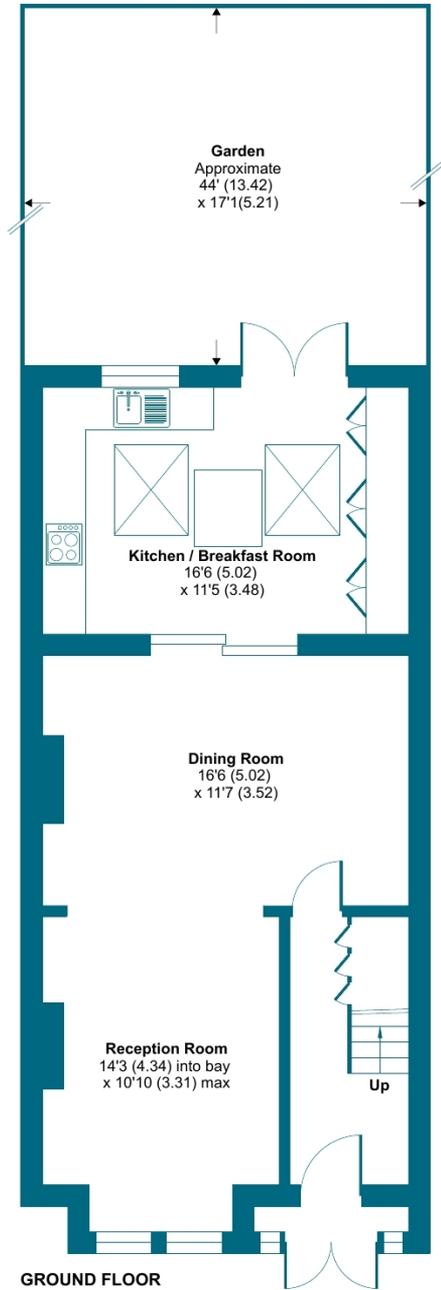




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Approximate Area = 1076 sq ft / 100 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Grafton Estate Agents. REF: 1409111



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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		
(69-80)	C		80
(55-68)	D	63	
(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	