

FOR SALE

£550,000

Sultan Street, Beckenham, BR3



A well located three bedroom end of terrace family home with private garden, garage and off street parking, within easy reach of excellent transport links and a choice of local outstanding schools.

Positioned on a generous corner plot, this well proportioned three bedroom end of terrace home offers comfortable and convenient living, just a short stroll from Clock House and Kent House rail and tram stations, as well as a range of highly regarded local schools.

The ground floor welcomes you with a bright entrance hallway leading to a spacious lounge, a fully fitted kitchen/dining area, ideal for family meals or entertaining and a convenient downstairs cloakroom. Upstairs, you'll find three good sized bedrooms with fitted wardrobes and a modern family bathroom.

Outside, the property enjoys a private rear garden with a patio area and access to a garage. Though there is plenty of on-street parking available, off street parking has also been created for convenience and for two vehicles.

With gas central heating, double glazing, and plenty of storage throughout, this modern and move-in ready home is a great option for young families, first-time buyers, or those looking to upsize in a well-connected location.

- End of Terrace
- Three Bedrooms
- Eat in Kitchen
- Downstairs WC
- Garage
- EPC Rating D





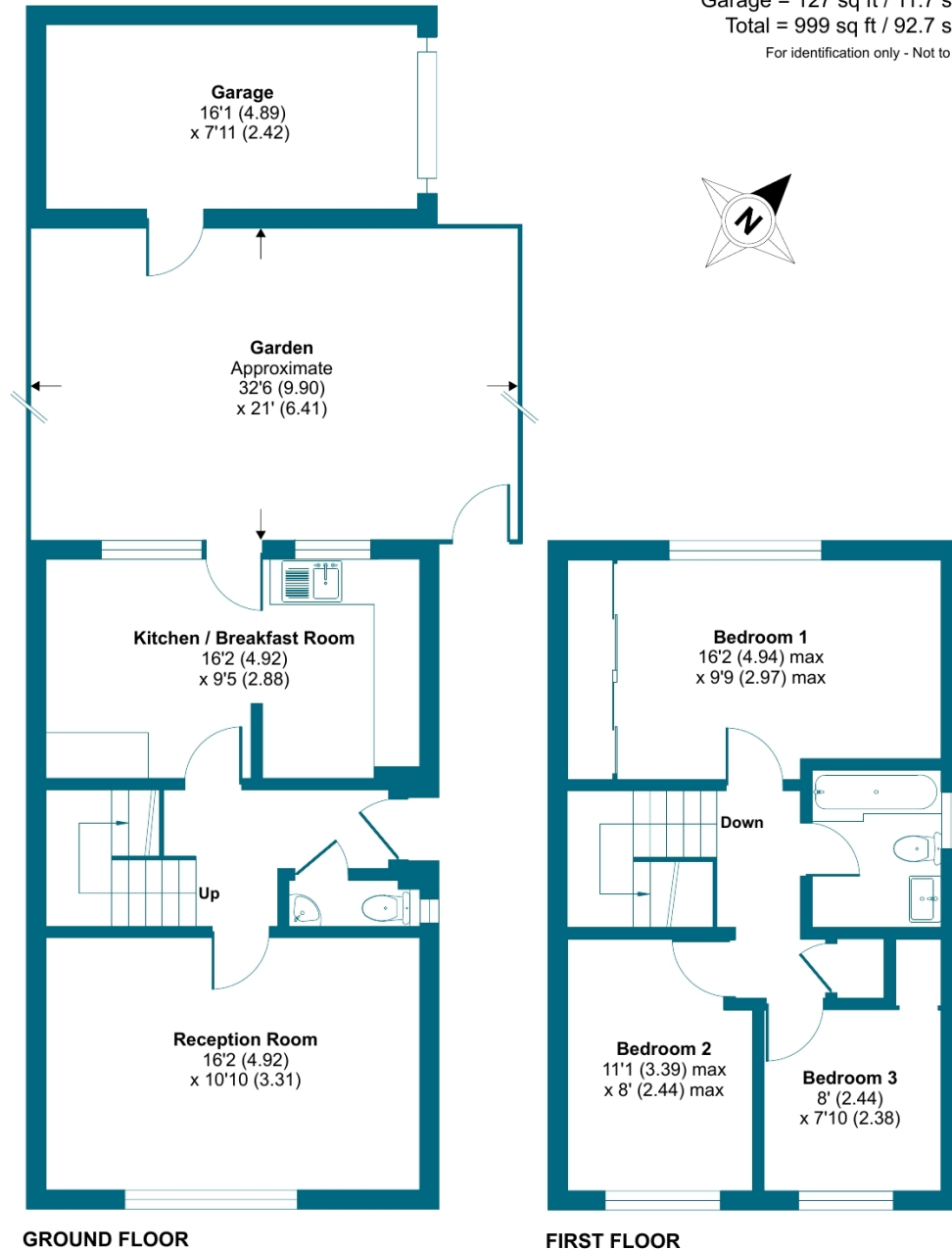
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Approximate Area = 872 sq ft / 81 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 999 sq ft / 92.7 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). © nichecom 2025. Produced for Grafton Estate Agents. REF: 1298314



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	85
England, Scotland & Wales		
	EU Directive 2002/91/EC	