

FOR SALE

OIEO £375,000

Blandford Road, Beckenham, BR3



A chain free two double bedroom ground floor maisonette with private entrance, share of freehold, and a private rear garden, set on a popular residential road. Conveniently located within easy reach of Clock House, Kent House, and Birkbeck, offering excellent links into Central London.

Offered to the market with no onward chain, this spacious two double bedroom ground floor maisonette presents an excellent opportunity for buyers seeking a well-located home with private outdoor space. Set within a popular residential road, the property benefits from its own entrance and a private rear garden, ideal for relaxing.

The accommodation is well balanced and comprises a living room, a separate fitted kitchen, two well-proportioned double bedrooms, and a bathroom. The property further benefits from gas central heating and double glazing, ensuring comfort throughout the year.

Perfectly positioned for commuters, the property is within easy reach of Clock House, Kent House, and Birkbeck stations, offering convenient links into Central London. A range of local amenities including shops, cafés, and leisure facilities are all nearby, along with open green spaces such as South Norwood Country Park and Cator Park.

With the added benefit of a share of freehold and private garden, this property will appeal to first-time buyers, investors, and those looking to downsize. Early viewing is advised.

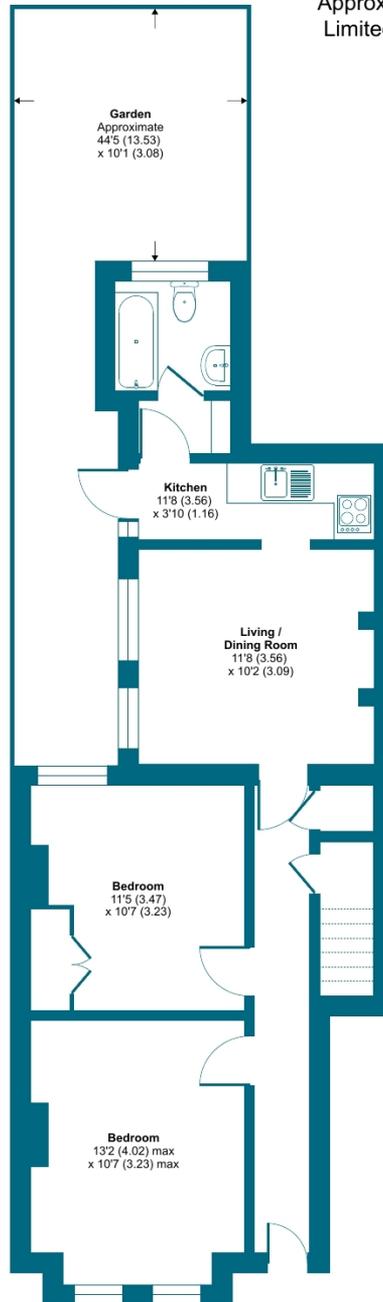
- Share of Freehold
- Private Entrance
- Two Double Bedrooms
- Chain Free
- Private Garden
- EPC Rating C





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Approximate Area = 594 sq ft / 55.1 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 608 sq ft / 56.4 sq m
 For identification only - Not to scale



GROUND FLOOR

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: 1431770



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(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	