

FOR SALE

£425,000

Blandford Road, Beckenham, BR3



A delightful two bedroom maisonette with period features and a private landscaped garden. Ideally situated a short distance from a choice of outstanding schools, train stations with excellent connections into Central London and an array of local amenities. Offered chain free and Share of Freehold.

This beautifully presented two-bedroom period maisonette is a perfect blend of character and modern convenience. Lovingly updated to a high standard by the current owner, it offers a welcoming feel from the moment you step inside.

With its own private entrance, a staircase leads you up to the first floor, where you'll find a bright and airy reception room featuring high ceilings and a charming fireplace—perfect for cosy evenings. The modern fitted eat-in kitchen comes with integrated appliances, making it both stylish and functional. Two well-sized bedrooms and a sleek contemporary bathroom complete the space.

Additional highlights include double glazing, a combination boiler, and a spacious loft, offering fantastic potential for conversion (subject to planning). Outside, the beautifully landscaped private rear garden provides a peaceful retreat, complete with storage and a wooden canopy, providing shade and rain cover to the patio.

Situated in a prime location, the property is within walking distance of Clock House and Kent House stations, offering excellent transport links to Central London, including London Bridge, Waterloo East, Charing Cross, Blackfriars, and Canary Wharf. Penge's Overground stations are also nearby, and Avenue Road Tram Stop just moments away—provides easy access to East Croydon and Wimbledon.

With outstanding schools close by and Beckenham High Street just a short distance away, offering a fantastic selection of shops, restaurants, bars, and leisure facilities, this home has everything you need.

Viewings are highly recommended to fully appreciate this wonderful property!

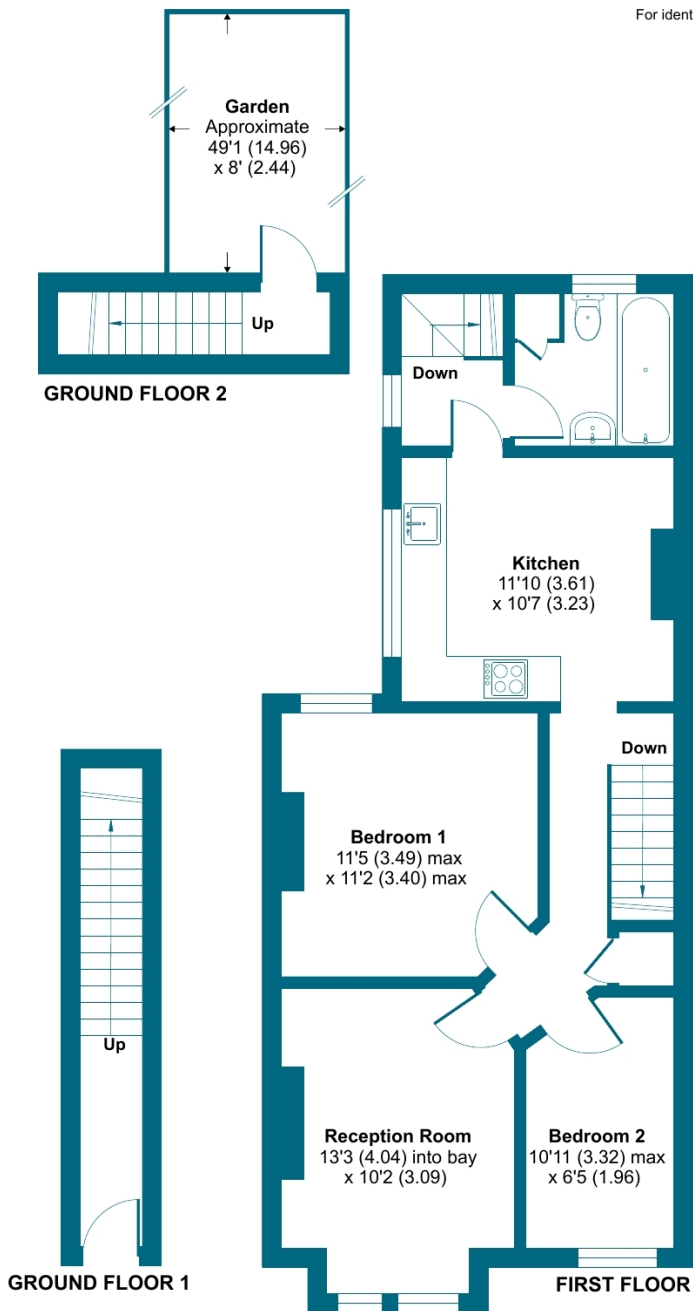
- Chain Free
- First Floor Maisonette
- Two Bedrooms
- Private Garden
- Private Entrance
- Excellent Transport Links
- EPC Rating C
- Share of Freehold





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Approximate Area = 713 sq ft / 66.2 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: 1265997



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		
	72	77
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		
	72	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	