

UNDER OFFER

£650,000

Arrol Road, Beckenham, BR3



A well presented three bedroom end of terrace family home with solar panels, ideally situated for an array of stations and transport links giving easy access to Central London and surrounding areas.

This charming three bedroom end of terrace house is ideal for a family, located on a quiet residential road, surrounded by an array of trains stations, green spaces and good schools.

The property offers two receptions, with a large front reception that has detailed coving and high ceilings; while the back reception has been extended to offer a spacious seating and dining area with bifold doors leading onto decking which overlooks the garden. The well designed garden includes a smart garden studio which has ample storage, electrics, WIFI connection and underfloor heating. The extension further benefits from a downstairs WC and modern kitchen with a separate door also leading to the garden.

Upstairs comprises of a well presented bathroom, good sized single bedroom and two larger double bedrooms with the second double bedroom including a private balcony that overlooks the back garden and offers stunning views.

The property has double glazing throughout and also comes with solar panels.

There are great transport links to Central London via Birkbeck (tram to East Croydon), Elmer's End (London Bridge, Waterloo East, Charing Cross), Kent House (Victoria), Anerley (Crossrail Elizabeth Line via Whitechapel).

- End of Terrace
- Three Bedrooms
- Two Receptions
- Downstairs WC
- Extended
- Garden Studio
- Solar Panels
- EPC Rating D

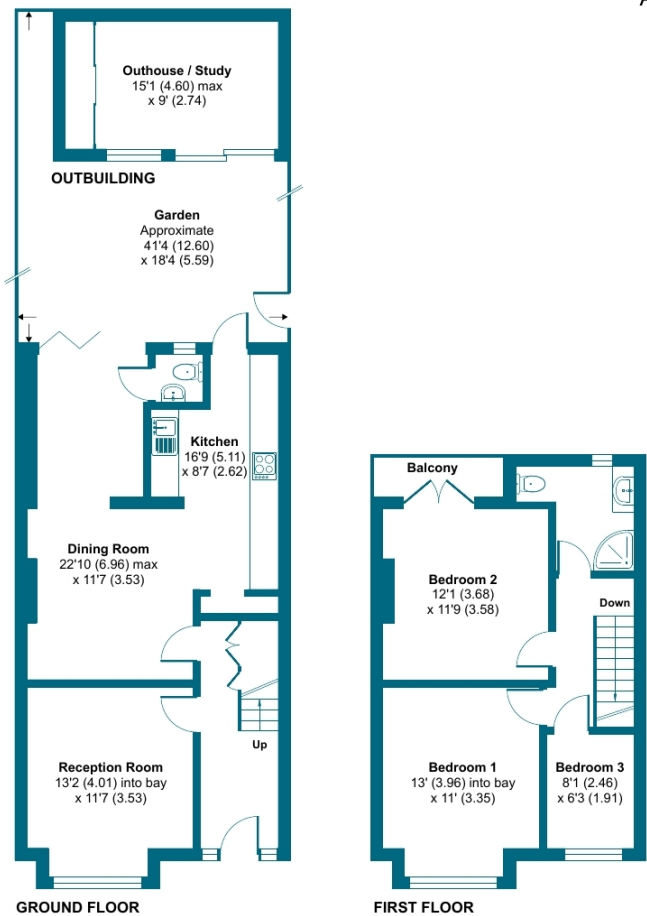






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Approximate Area = 1086 sq ft / 100.8 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1221 sq ft / 113.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grafton Estate Agents. REF: 1126468

