

FOR SALE

£650,000

Blandford Road, Beckenham, BR3



A well presented three bedroom end of terrace family home with eat-in kitchen, conservatory and off street parking. Located just moments away from Birkbeck and Elmers End train stations and excellent schools.

Ideally located just moments from Birkbeck and Elmers End train and tram stations, this three bedroom end of terraced house is perfect for first-time buyers, young families, or those looking to move into a well connected neighbourhood with a range of excellent schools and green spaces nearby.

The ground floor offers a welcoming entrance hall, a bright front-facing reception room with fireplace, detailed coving and shelving cabinet, a spacious fitted kitchen/diner that's great for both everyday living, and a generous conservatory that opens out to a private rear South facing garden.

Upstairs, the property features three well-sized bedrooms and a modern family bathroom. Additional highlights include off-street parking, gas central heating, double glazing throughout and plantation shutters to the front.

With excellent transport links, local amenities, and a practical layout, this home has been well looked after and is well worth viewing.

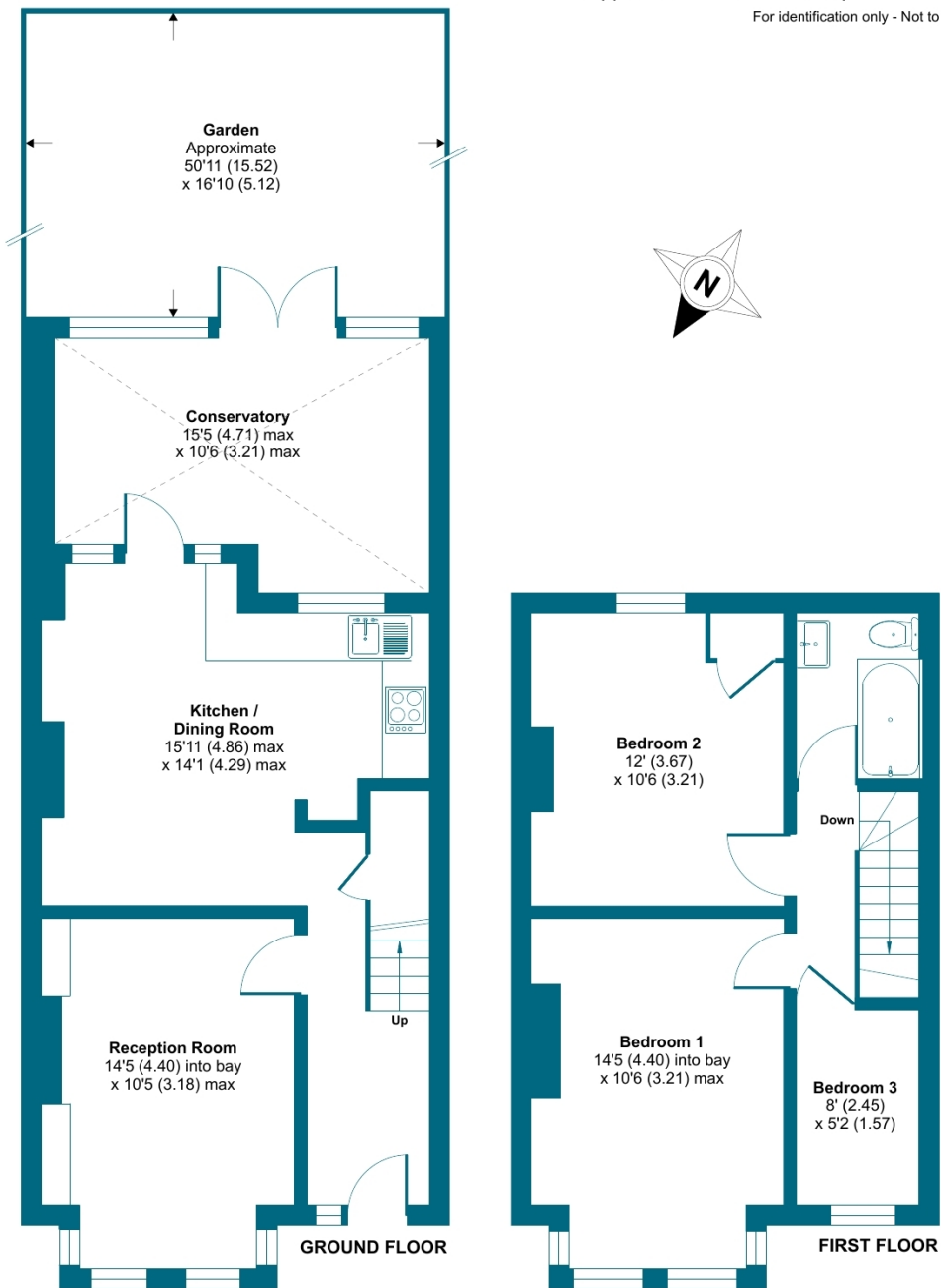
- End of Terrace
- Three Bedrooms
- Conservatory
- South Facing Garden
- Off Street Parking
- EPC Rating E





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Approximate Area = 992 sq ft / 92.1 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). © nchecon 2025. Produced for Grafton Estate Agents. REF: 1306497



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		