

FOR SALE

OIEO £650,000

Ravenscroft Road, Beckenham, BR3



A beautifully presented three bedroom family home with two receptions, downstairs cloakroom, small conservatory, off street parking and modern garden studio, located in the middle of three mainline stations and close to an abundance of local amenities.



Grafton Estate Agents are delighted to present this charming and recently decorated three-bedroom terraced home, perfectly combining period charm with modern convenience.

The property features two reception rooms, both with working fireplaces, a large conservatory with a downstairs cloakroom, a separate kitchen, and a modern family bathroom. Upstairs are three well-proportioned bedrooms, while outside you'll find a beautifully maintained and spacious garden complete with a seating area and a contemporary garden studio, fully equipped with electricity and air conditioning, making it ideal as a home office or creative space.

Further benefits include new flooring, plantation shutters to the front, off street parking for two cars and potential for both loft and rear extensions (STPP).

Conveniently located within walking distance of Clock House, Kent House, and Birkbeck stations, the property offers easy access to Central London, as well as local shops, cafés, and amenities.

This well-cared-for home is ideal for families and professionals seeking space, character, and convenience in one of Beckenham's most desirable pockets.

- Three Bedrooms
- Two Receptions
- Downstairs WC
- Garden Studio
- Off Street Parking
- EPC Rating C









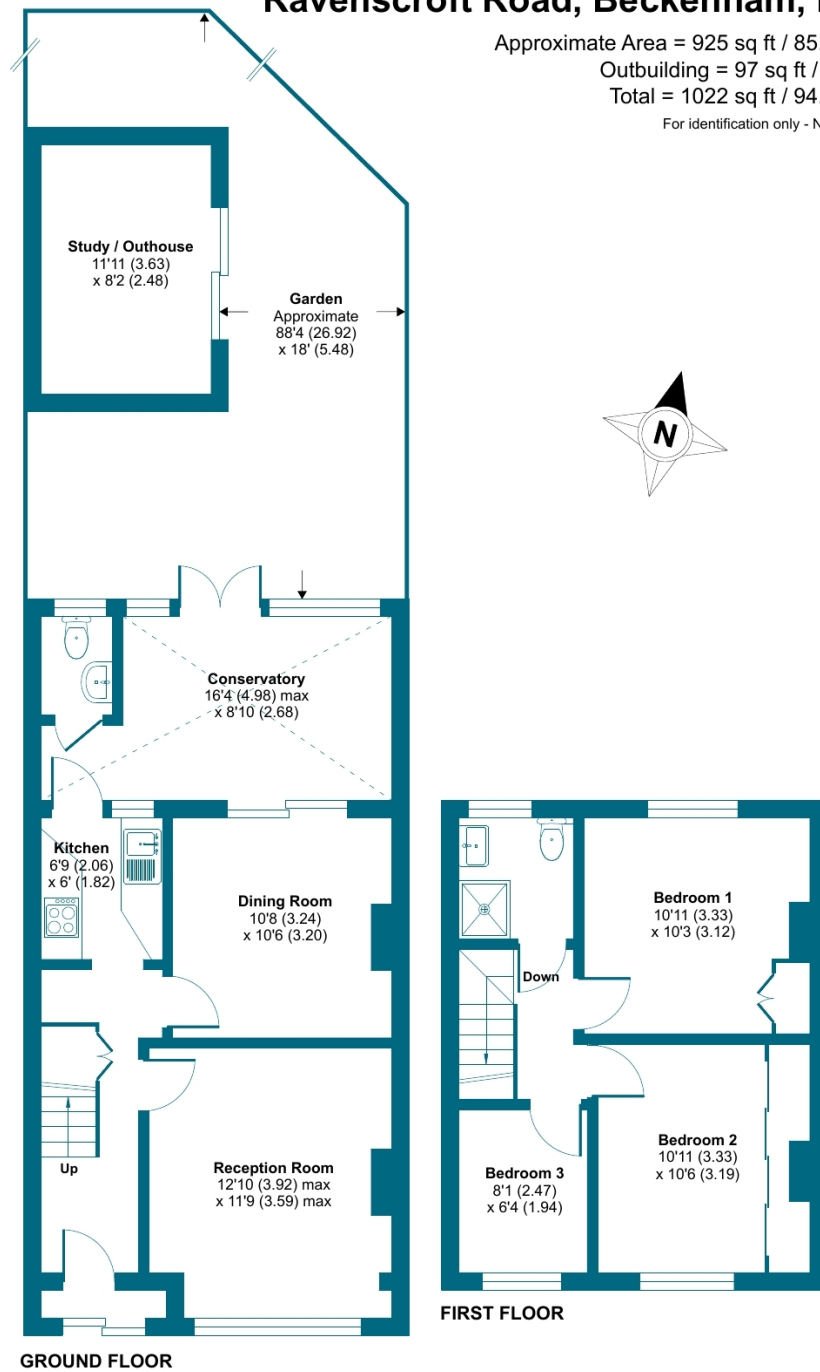
# Ravenscroft Road, Beckenham, BR3

Approximate Area = 925 sq ft / 85.9 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1022 sq ft / 94.9 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). © nitchcom 2025. Produced for Grafton Estate Agents. REF: 1362582



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<div>70</div>	<div>90</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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