

FOR SALE

OIEO £425,000

Blandford Road, Beckenham, BR3



A delightful extended 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.

Beautifully presented throughout, is this bright and spacious two bedroom period maisonette. Having been updated to a high standard by the current owners, the property benefits from a private entrance with stairs leading to the first floor, a bright reception with high ceilings and bespoke fitted shelves and cabinets, modern fitted eat-in kitchen with integrated appliances, two bedrooms and modern bathroom.

Other benefits include double glazing, combination boiler, large loft ideal for conversion (subject to planning), and a landscaped private rear garden with cover.

The property is ideally situated for a choice of train stations with excellent connections into Central London, including London Bridge, Waterloo East, Charing Cross, Blackfriars and Canary Wharf. The property is a short walk and equal distance between Clock House station and Kent House station (22mins into Victoria) and offers easy access to Penge overground stations. Avenue Road Tram stop is approx. 200 yards away giving easy access into Croydon and Wimbledon. Whilst being located near several highly regarded outstanding schools, and Beckenham High Street with its wide selection of shops, restaurants, bars and leisure amenities.

Viewings are highly recommended to fully appreciate this delightful two bedroom property.

- Two Bedrooms
- Large Eat-in Kitchen
- Private Entrance
- Private Garden
- Extended
- EPC Rating D

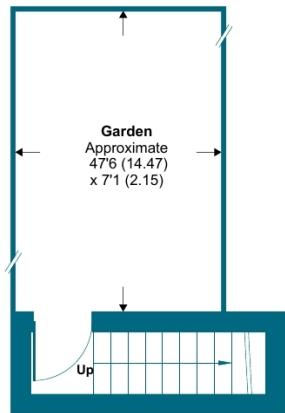




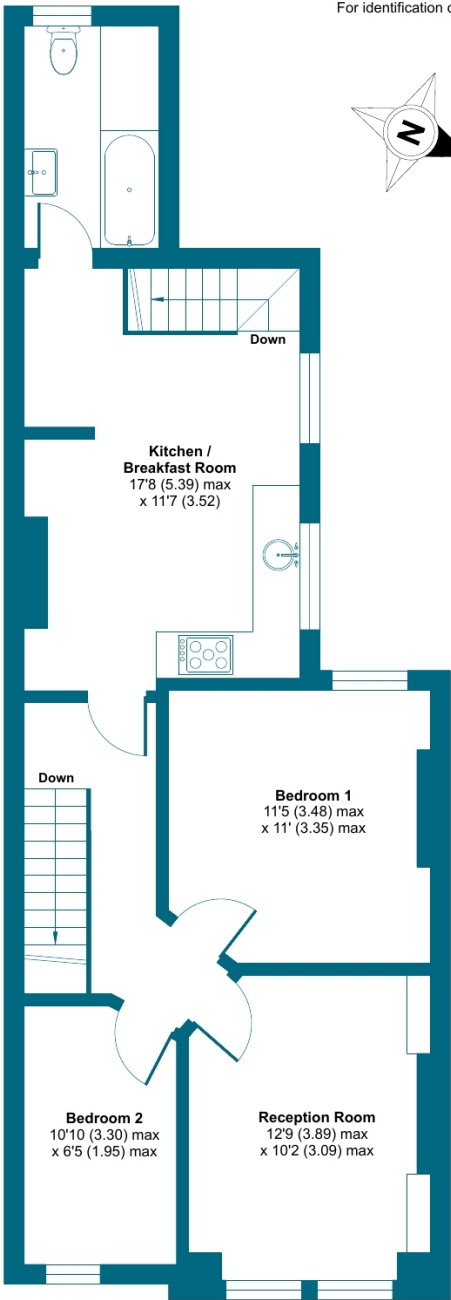
Blandford Road, Beckenham, BR3

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



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: 1360703



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	