

FOR SALE

£650,000

Arrol Road, Beckenham, BR3



A beautifully presented extended mid terrace three bedroom house offering a modern and bright open plan kitchen, located close to an array of excellent transport links, green spaces and a choice of outstanding schools. Must be seen!



We are pleased to offer this charming three-bedroom terraced home, ideally positioned on a quiet residential street and perfectly suited for families or professionals seeking comfort and excellent connectivity. Thoughtfully maintained throughout by the current owners, the property offers a warm and inviting feel from the moment you step inside, featuring a wide hallway and ample storage. A convenient downstairs WC adds further practicality to the ground floor.

The welcoming front reception room provides an ideal space for relaxing or entertaining, enhanced by generous natural light. At the heart of the home is the extended open-plan kitchen, boasting high ceilings that flood the space with natural light. Designed with ample storage and generous workspace, it is perfect for family meals and social gatherings.

Upstairs, three well-proportioned bedrooms offer comfortable and flexible living, with two of the larger bedrooms benefiting from built-in wardrobes. A modern family bathroom, stylishly finished, serves all bedrooms with ease.

The well-presented rear garden is not overlooked and features a patio area, a low-maintenance Astro turf lawn, and an additional seating area at the rear—ideal for relaxing or entertaining during warmer months. The property also benefits from side access, which offers potential for off-street parking for future owners. Additional advantages include plantation shutters and a new roof installed approximately five years ago.

The surrounding area provides a fantastic selection of amenities including local shops, parks, and well-regarded schools, all within easy reach.

- Three Bedrooms
- Extended Open Plan Kitchen
- Downstairs WC
- Excellent Transport Links
- Quiet Residential Street
- EPC Rating C





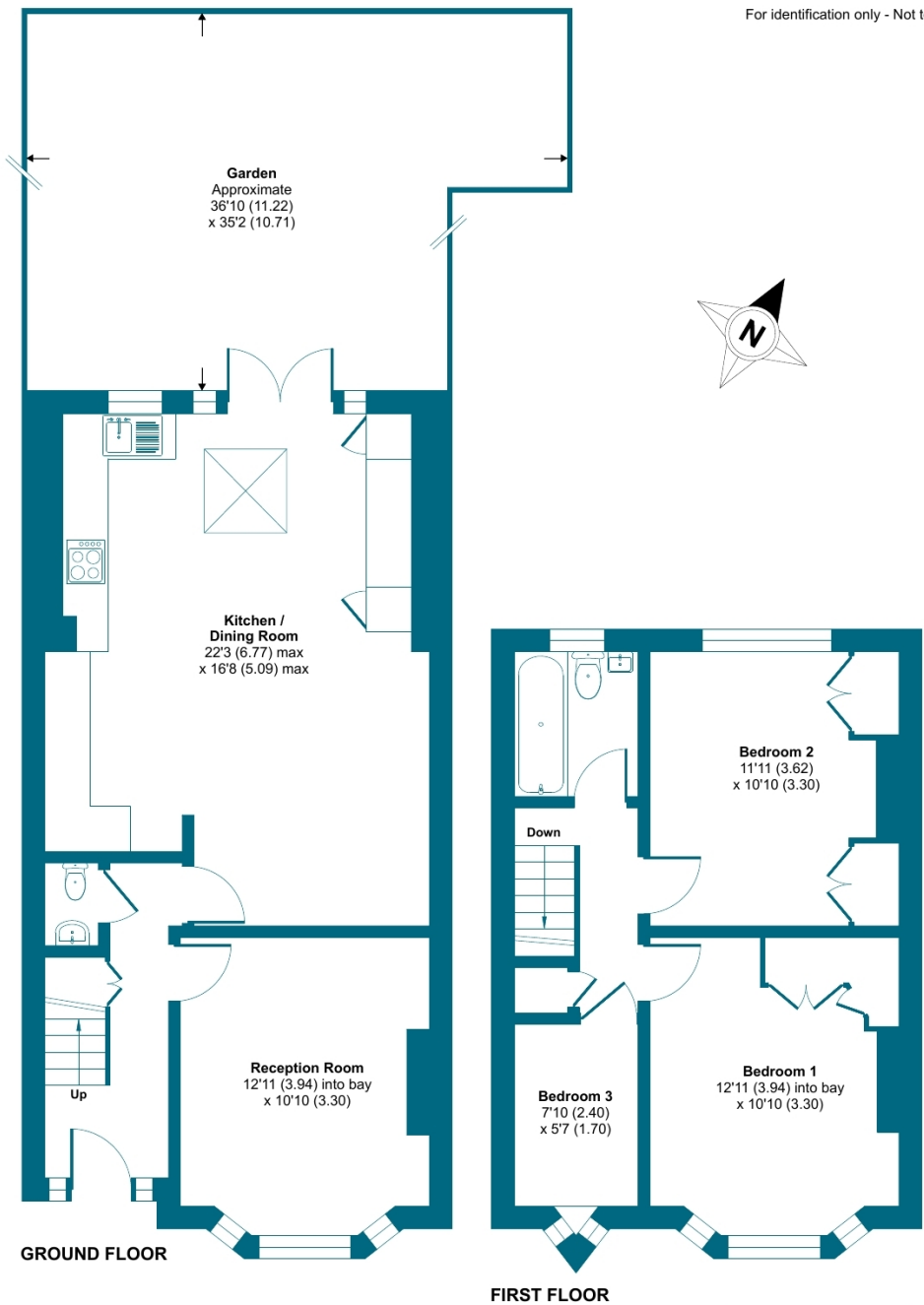




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Approximate Area = 968 sq ft / 89.9 sq m

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: 1382264

