

FOR SALE

£1,000,000

St James's Avenue, Beckenham, BR3



A large four bedroom semi detached house and a fantastic opportunity for families looking to settle in one of Beckenham's most desirable roads. Located within the catchment for Balgowan school and surrounded by an abundance of local amenities, green spaces, and excellent transport links.

Located on the ever-popular St. James's Avenue, this spacious four-bedroom semi-detached home is perfect for family living, offering generous living space, a large garden, and a prime position within the catchment for the highly regarded Balgowan Primary School.

The ground floor welcomes you with a wide hallway and beautiful original wood flooring, leading to two bright and versatile reception rooms and a separate kitchen. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom with both a walk-in shower and separate bath. The top floor has been thoughtfully converted to create a fourth double bedroom with built-in wardrobes, excellent storage, and a stylish ensuite.

The impressive rear garden provides the ideal space for relaxing, entertaining, or children to play, and includes a contemporary garden studio, perfect as a home office, gym, or creative space. Off-street parking adds further convenience.

With local shops, restaurants, parks, and excellent transport links all close by, this is a wonderful opportunity to secure a family home that blends comfort, space, and location.

- Semi Detached
- Four Bedrooms
- Two Bathrooms
- Large Garden Studio
- Off Street Parking
- EPC Rating D





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Approximate Area = 1521 sq ft / 141.3 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

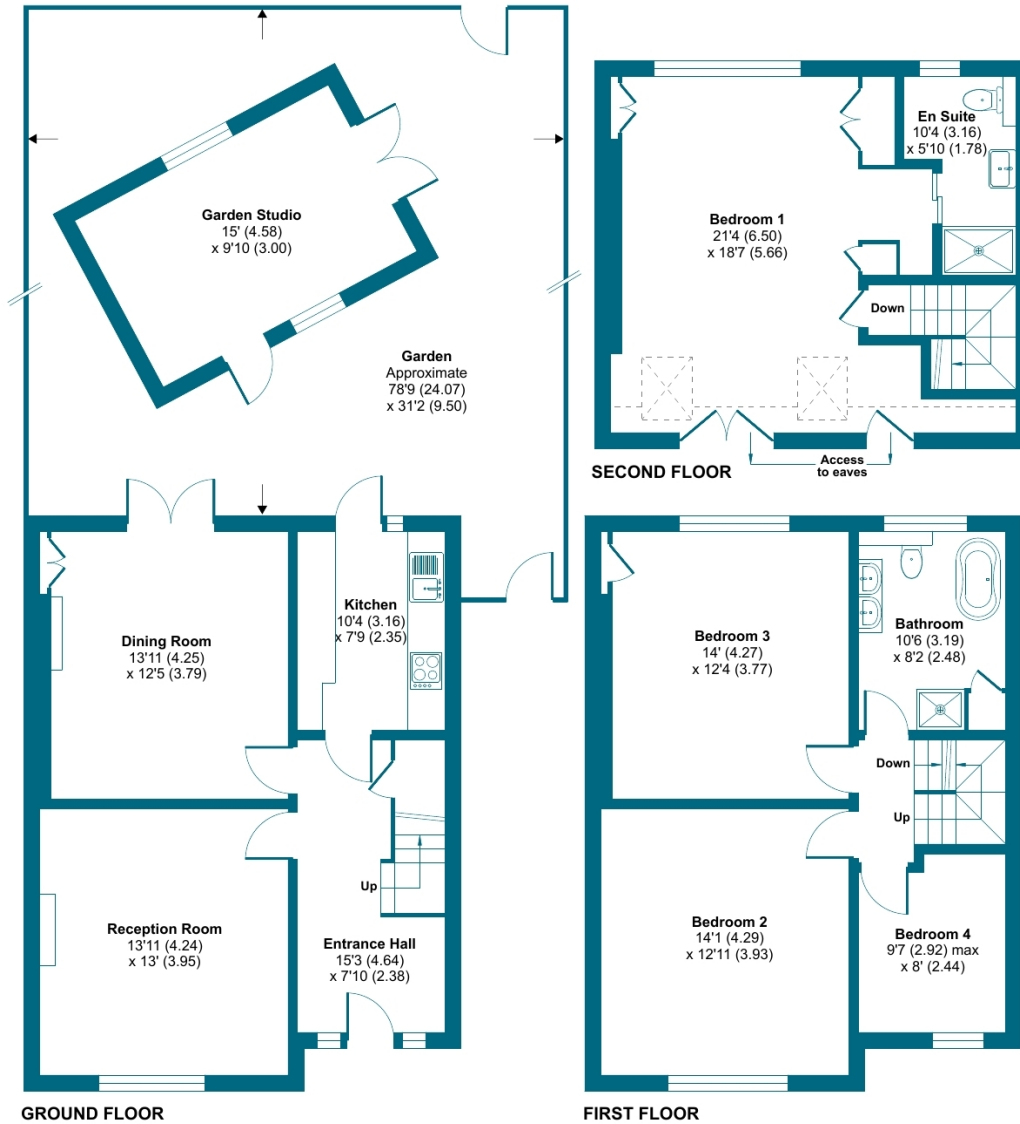
Outbuilding = 148 sq ft / 13.7 sq m

Total = 1705 sq ft / 158.4 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1330949

