galloways
est. 1985



Beckenham Road

Beckenham, BR3 4RL

Asking Price £500,000

Galloways are delighted to present this substantial three-bedroom split-level period maisonette on Beckenham Road, BR3, offering an impressive 1,124 sq ft (104.4 sq m) of flexible accommodation arranged across the first and second floors.

Benefiting from its own private entrance and sole use of a fenced front garden, this spacious home offers considerably more accommodation than many flats within the local market.
The first floor comprises a separate fitted kitchen, bathroom, well-proportioned reception room, generous double bedroom and an additional study/bedroom four, ideal for home working, a nursery or occasional guest room.

Upstairs are two further bedrooms, including an impressive principal bedroom measuring approximately 18'5 x 12'5, together with useful eaves storage.
Ideally located for transport, the property is within easy reach of Kent House Station, Clock House Station and Beckenham Road tram stop, providing excellent connections into Central London. Beckenham, Penge and a wide selection of local shops, cafés and amenities are also conveniently accessible.

The property currently has approximately 59 years remaining on the lease. The seller intends to extend the lease as part of the sale transaction, with the intention of providing a lease term of at least 99 years. Buyers should confirm the final lease arrangements through their solicitor.
A particularly spacious and versatile period home with outside space in a well-connected Beckenham BR3 location. Early viewing is highly recommended.

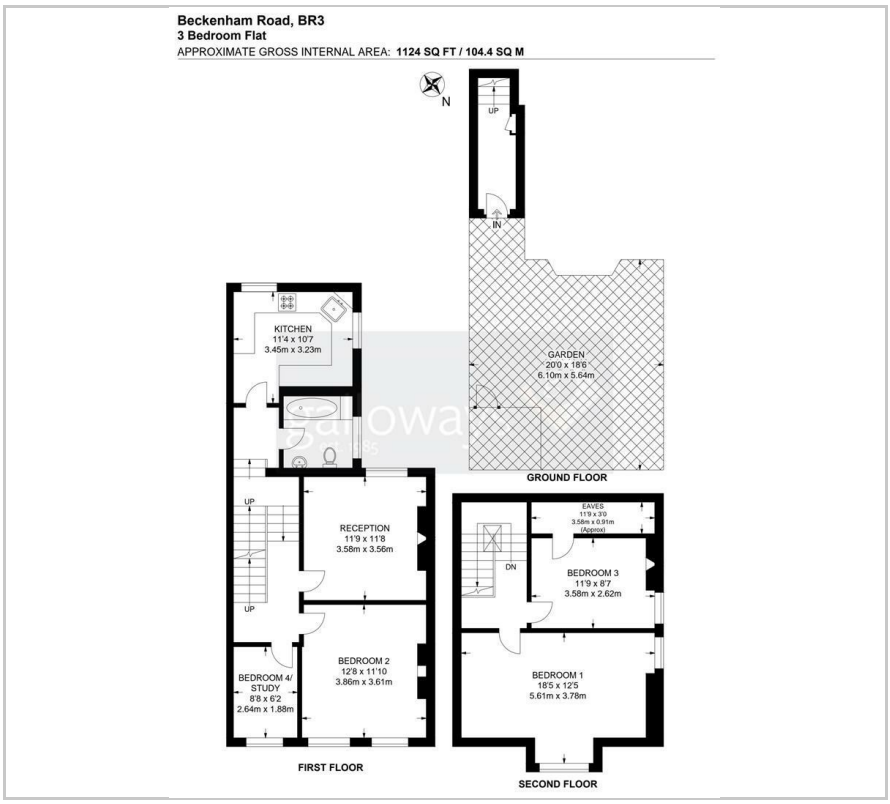
- THREE-BEDROOM SPLIT-LEVEL PERIOD MAISONETTE
- IMPRESSIVE 1,124 SQ FT / 104.4 SQ M
- SOLE USE OF FENCED FRONT GARDEN
- OWN PRIVATE ENTRANCE
- THREE BEDROOMS PLUS STUDY / BEDROOM FOUR
- LARGE 18'5 PRINCIPAL BEDROOM
- SEPARATE RECEPTION ROOM & FITTED KITCHEN
- CLOSE TO KENT HOUSE STATION
- CONVENIENT FOR BECKENHAM & PENGE
- SELLER INTENDS TO EXTEND LEASE AS PART OF SALE

Viewing

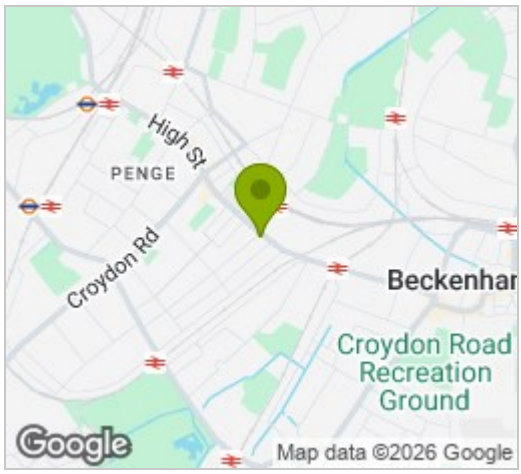
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

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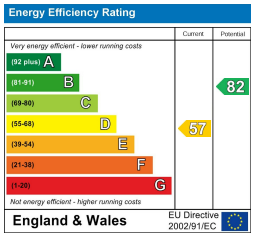
Floor Plan

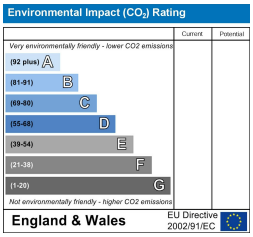


Area Map



Energy Efficiency Graph













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