



Birkbeck Road, BR3

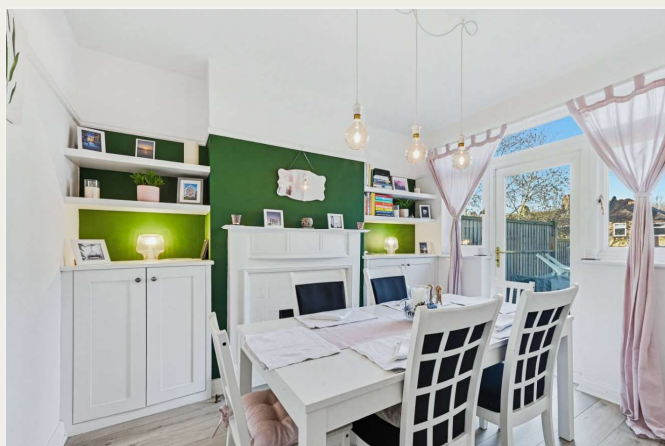
£775,000 *Freehold*



Beautifully Presented Three Bedroom Family Home

KEY FEATURES

- Three Bedrooms
- Family Home
- Off Street Parking
- Outbuilding
- Excellent Transport Links
- Scope to Extend



Beckenham

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DESCRIPTION

This beautifully presented three bedroom family home offers a perfect blend of style, comfort, and practicality. The welcoming entrance hall leads through to a modern kitchen and separate dining area, both opening directly onto a neatly maintained garden.

Upstairs, you'll find three well-proportioned bedrooms, some benefitting from fitted storage, along with a contemporary family bathroom.

Further highlights include off-street parking with space for two cars and an EV charging point, as well as a versatile office/garden room—ideal for working from home, additional living space, or entertaining.

The property also offers exciting potential to extend to the rear and convert the loft space, subject to the necessary planning permissions.





LOCATION

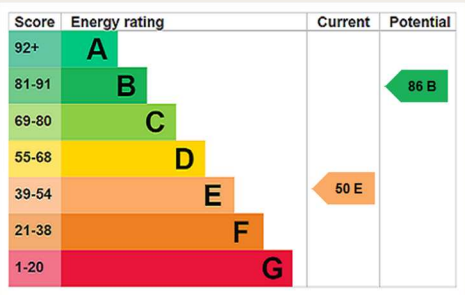
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Ideally located just minutes from Kent House and Clock House mainline stations, the property provides excellent transport links into London Victoria, London Bridge, Cannon Street, Charing Cross, Waterloo, and Lewisham for the DLR. Beckenham Road Tram link is also within easy walking distance, offering swift connections to Wimbledon and East Croydon for the Gatwick Express. The area is well served by a selection of highly regarded primary and secondary schools, as well as lovely nearby parks.

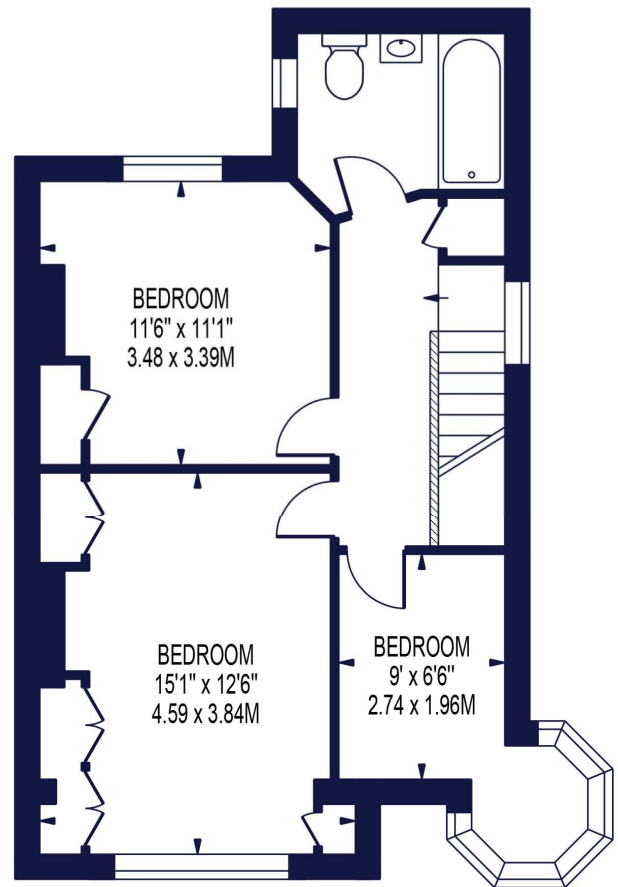
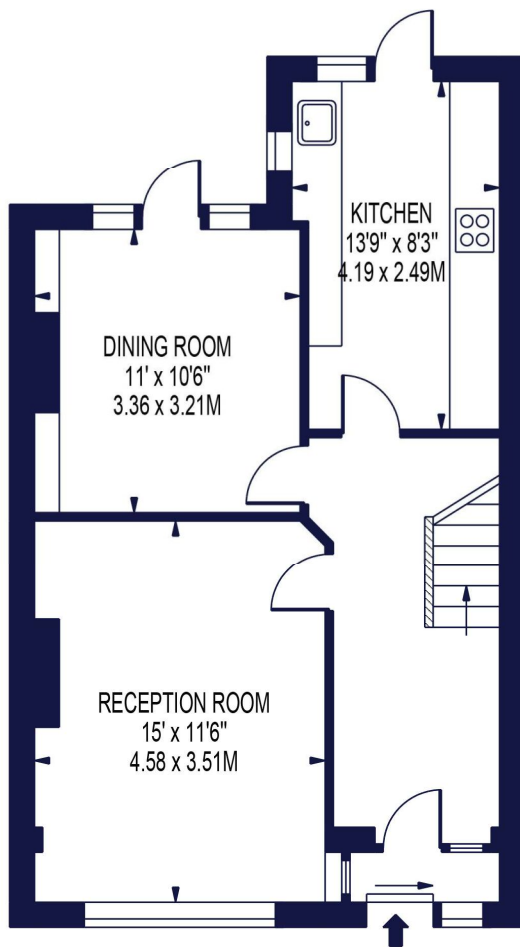
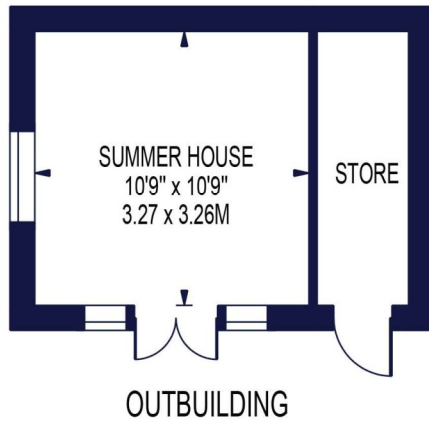
Beckenham High Street is a short stroll away, boasting a vibrant mix of coffee shops, bars, and restaurants.

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: E



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1073 SQ FT - 99.66 SQ M
(EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 159 SQ FT - 14.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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