



Birkbeck Road, BR3

£775,000 *Freehold*

3 2 1

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

For

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.

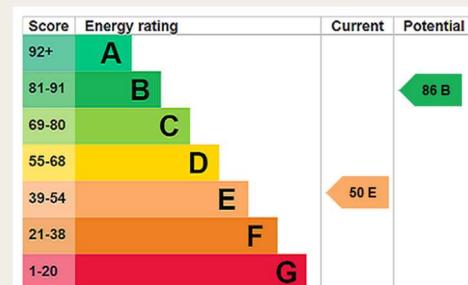
Beckenham High Street is a short stroll away, boasting a vibrant mix of coffee shops, bars, and restaurants.

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

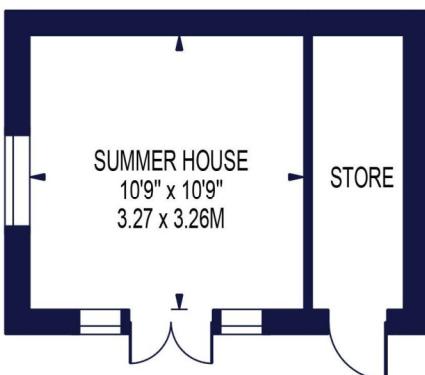
**EPC rating:** E



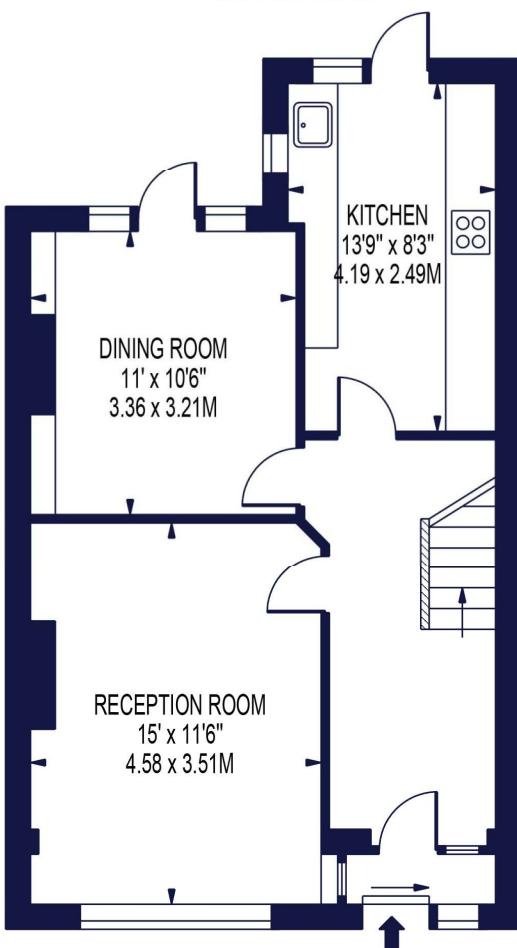
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1073 SQ FT - 99.66 SQ M

(EXCLUDING OUTBUILDING)

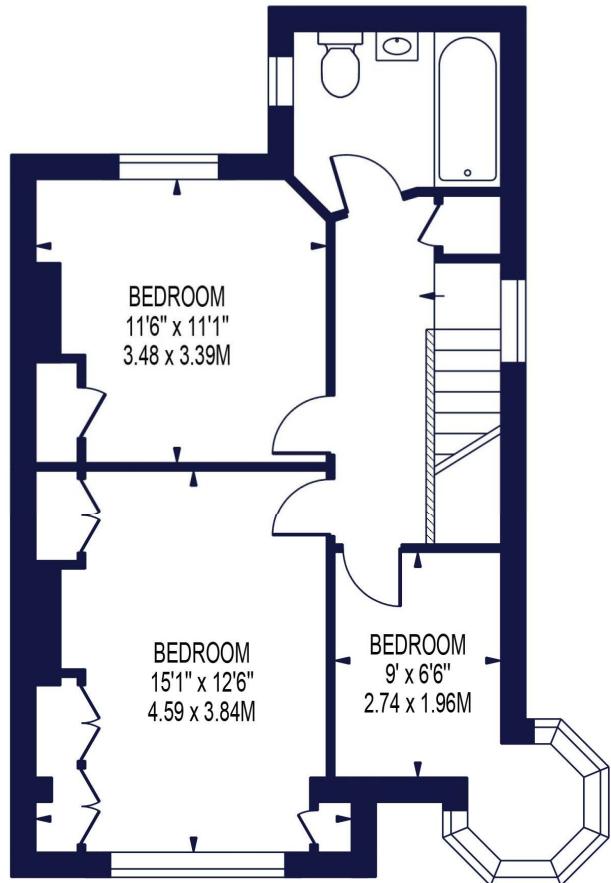
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 159 SQ FT - 14.80 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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