GRAFTON
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A: 61 Beckenham Road, Beckenham, BR3 4PR

FOR SALE

OIEO £600,000

Allen Road, Beckenham, BR3



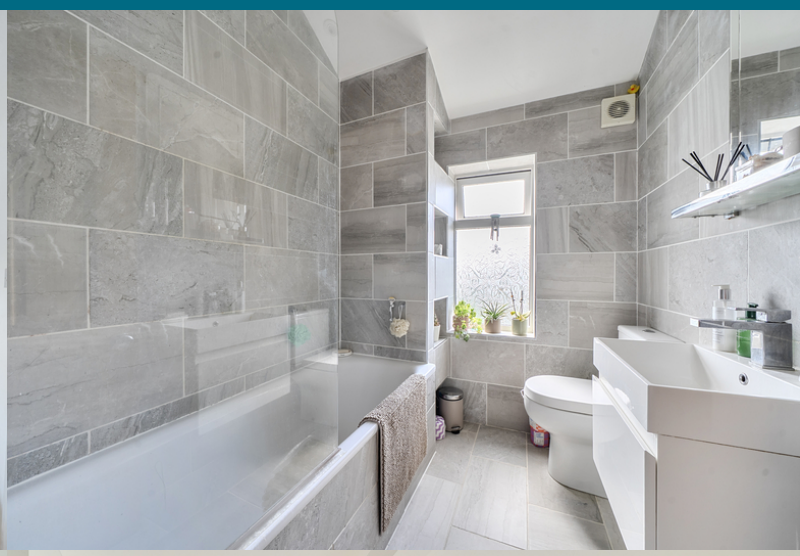
Occupying a convenient and family-friendly location, this attractive three-bedroom home offers spacious accommodation, a generous South East facing rear garden, and excellent access to transport links and local schools including Churchfields.

The property welcomes you with a bright and comfortable reception room, creating an ideal space for relaxing. To the rear, a spacious kitchen/diner serves as the heart of the home, featuring an excellent range of storage, ample preparation space, and room for everyday dining. Doors open directly onto the well-maintained rear garden, providing a seamless connection between indoor and outdoor living and includes an exterior downstairs WC.

Upstairs, there are three well-sized bedrooms and a contemporary family bathroom, all presented in excellent order. The home has been carefully maintained and offers a warm and inviting atmosphere throughout, making it ready for its next owners to move straight in and enjoy.

The location is particularly appealing, with Clock House, Kent House, Birkbeck, and Elmers End stations all within easy reach, offering excellent connections into Central London and beyond. Tram services are also nearby, providing convenient access to Croydon, Wimbledon, and Beckenham Junction. Families will appreciate the proximity to the highly regarded Churchfields Primary School, along with a variety of local amenities, parks, and leisure facilities close by.

- Three Bedrooms
- Large Eat-in Kitchen
- Modern Bathroom
- South East Facing Garden
- Excellent Transport Links
- EPC Rating D







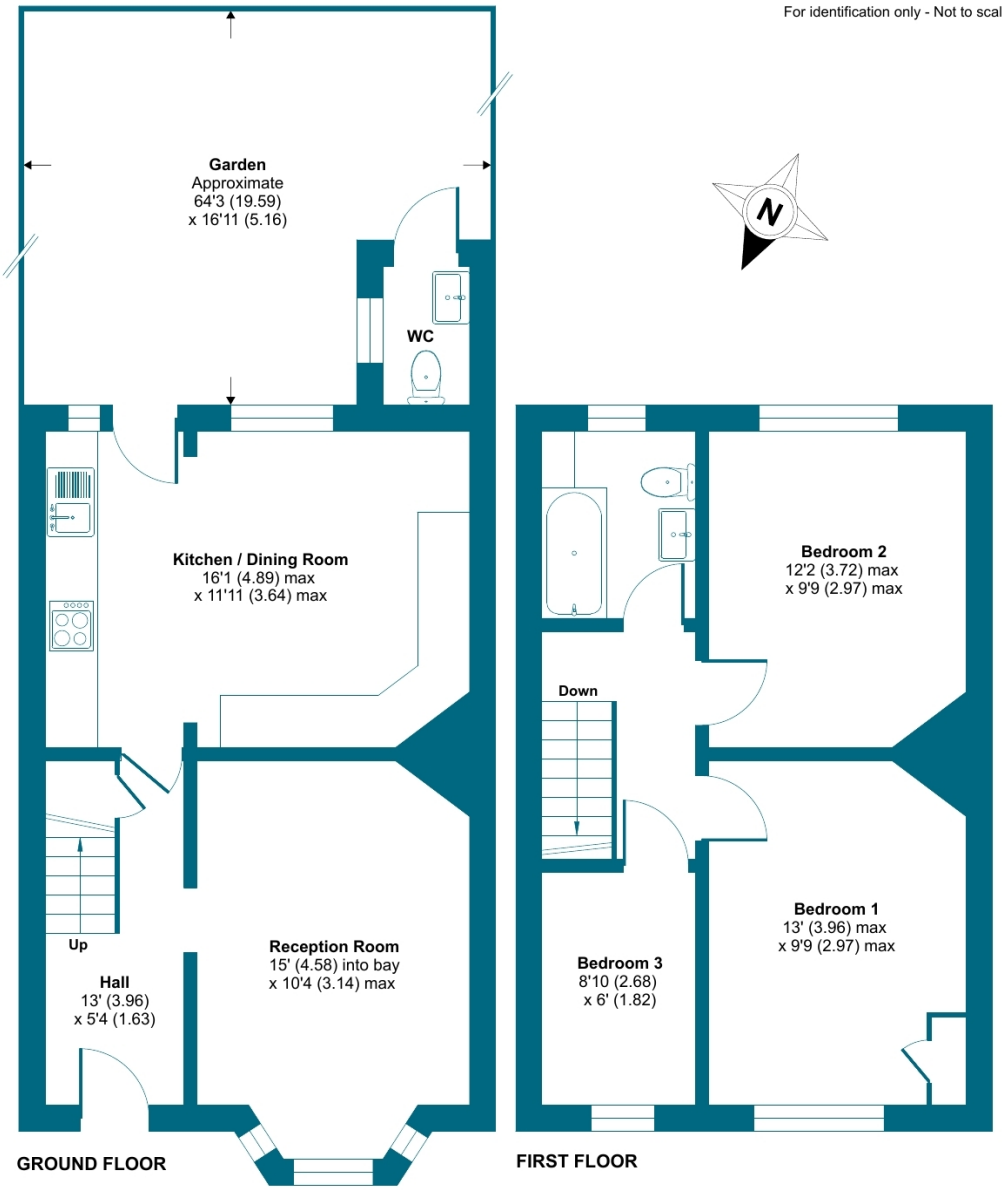






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Approximate Area = 826 sq ft / 76.7 sq m
WC = 16 sq ft / 1.5 sq m
Total = 842 sq ft / 78.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grafton Estate Agents. REF: 1481026

