

FOR SALE

£1,100,000

Forster Road, Beckenham, BR3



A superb semi detached five-bedroom period home offering stylishly refurbished accommodation, generous living space and a large south-east facing rear garden. Situated on a desirable tree-lined residential road, the property is ideally placed for Balgowan School and convenient rail connections from Clock House and Kent House.

An impressive and thoughtfully refurbished family residence, offering substantial accommodation arranged over three floors and perfectly suited to modern family living. Ideally positioned for Clock House and Kent House stations, as well as the extensive amenities of Beckenham High Street, the property combines period charm with a stylish contemporary finish.

The ground floor provides a welcoming entrance hall leading into a bright front reception room, where high ceilings, large bay windows and attractive original features, including an elegant feature fireplace, create a wonderful sense of character. To the rear, a substantial extension has transformed the property into an exceptional open-plan kitchen and dining space. The contemporary kitchen is fully fitted and complemented by underfloor heating, while the generous layout provides distinct areas for cooking, dining and relaxing. Multiple double-glazed windows and two sets of doors overlooking the mature south-east facing garden ensure the room is filled with natural light. A useful utility room and downstairs cloakroom complete the ground floor.

The first floor offers two generous double bedrooms, a further smaller bedroom, a separate study, and a sizeable appointed family bathroom featuring both a walk-in shower and freestanding bath. The accommodation continues onto the top floor, where two further double bedrooms are served by an additional modern bathroom, providing excellent flexibility for a growing family, guests, or those requiring dedicated home-working space.

Combining generous proportions, excellent versatility and a superb family-friendly location, this wonderful home offers an ideal balance of period character and contemporary living.

- Semi Detached
- Five Bedrooms
- Two Bathrooms
- South East Facing Garden
- Catchment for Balgowan School
- EPC Rating D





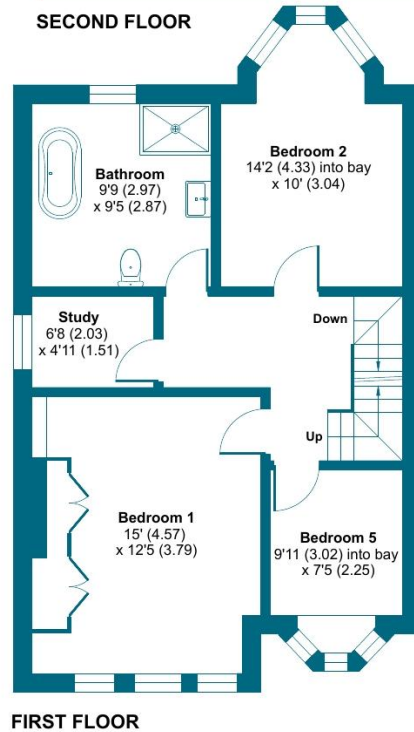
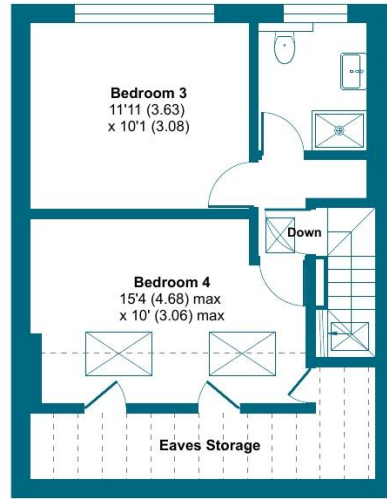
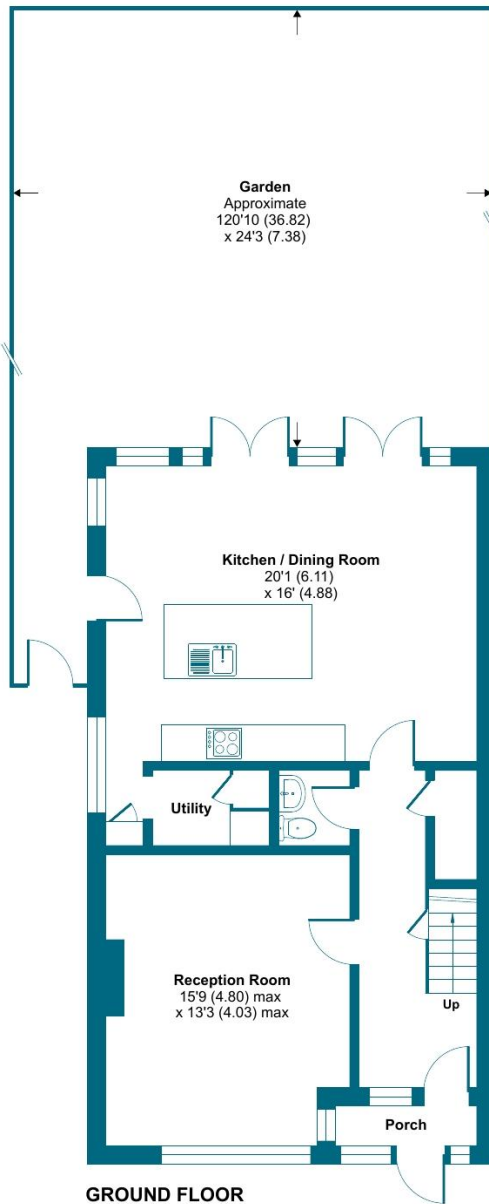
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Denotes restricted head height

Approximate Area = 1697 sq ft / 157.6 sq m
 Limited Use Area(s) = 128 sq ft / 11.8 sq m
 Total = 1825 sq ft / 169.5 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: 1510157



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		