

FOR SALE

OIEO £850,000

Hampden Avenue, Beckenham, BR3



Immaculately presented and finished to an excellent standard, this impressive four bedroom family home offers spacious accommodation over three floors, a stunning open-plan kitchen/diner with bi-folding doors, two bathrooms, downstairs WC and South facing garden. Ideally located on the popular, tree-lined Hampden Avenue, the property is within easy reach of Balgowan Primary School, Clock House and Kent House stations, Beckenham High Street and excellent local green spaces.

A beautifully presented four bedroom family home, combining impressive proportions, contemporary living and an abundance of character in a highly sought-after Beckenham location.

The current owners have taken great pride in their home, paying close attention to detail throughout to create a property that is in excellent condition and ready for its new owners to move straight into.

The ground floor opens into a welcoming entrance hall, with elegant Herringbone flooring running throughout the downstairs accommodation. To the front is a spacious reception room, featuring attractive coving, a stunning feature fireplace and French doors which can be closed or opened to connect seamlessly with the impressive open-plan kitchen and dining space beyond. Created as part of the single-storey rear extension, the contemporary kitchen is perfectly suited to both everyday family life and entertaining. It features a generous central island, exposed brickwork, excellent storage and a designated dining area, while full-width bi-folding doors open directly onto the private and sunny rear garden. A decked area provides the perfect space for outdoor dining and entertaining, while the abundance of natural light creates a wonderful connection between the kitchen and garden. A downstairs WC and dedicated utility space complete the ground floor.

The first floor offers three well proportioned bedrooms and a stylish modern family bathroom. The impressive loft conversion provides a spacious principal bedroom, complete with built-in wardrobes and a private en-suite, creating a comfortable and well-appointed retreat away from the main living areas.

Hampden Avenue is a popular, tree-lined residential road, ideally positioned for families and commuters. Balgowan Primary School is within easy walking distance, as are both Clock House and Kent House Stations, providing a choice of transport connections into Central London. For those who enjoy the outdoors, Croydon Recreation Ground is approximately 0.2 miles away, while Beckenham High Street is around 0.5 miles from the property, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities.

With its generous accommodation arranged over three floors, beautifully appointed interiors, superb open-plan entertaining space and private sunny garden, this is a home that has clearly been cherished by its current owners. Finished to an excellent standard and ready to move straight into, it offers an appealing combination of character, style and practical family living.

- Four Bedrooms
- Extended Open Plan Kitchen
- Two Bathrooms
- South Facing Garden
- Balgowan School Catchment
- EPC Rating D

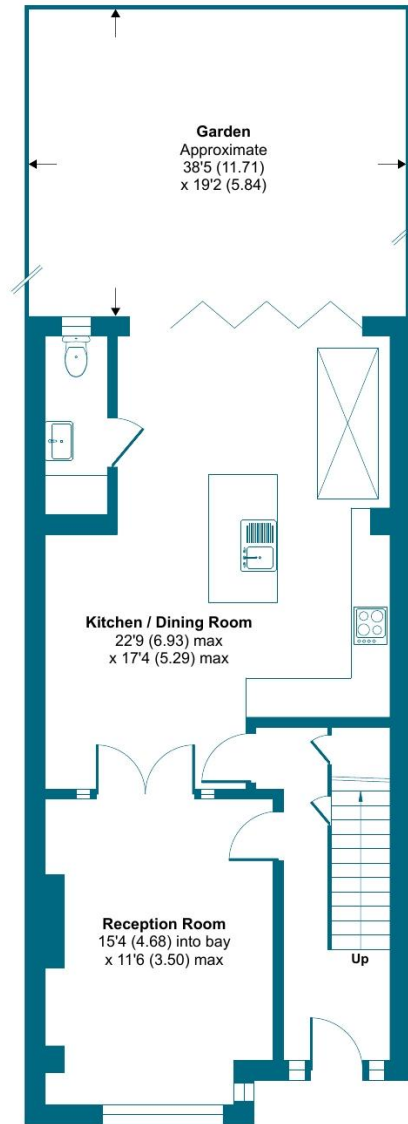




Hampden Avenue, Beckenham, BR3

Approximate Area = 1441 sq ft / 133.8 sq m

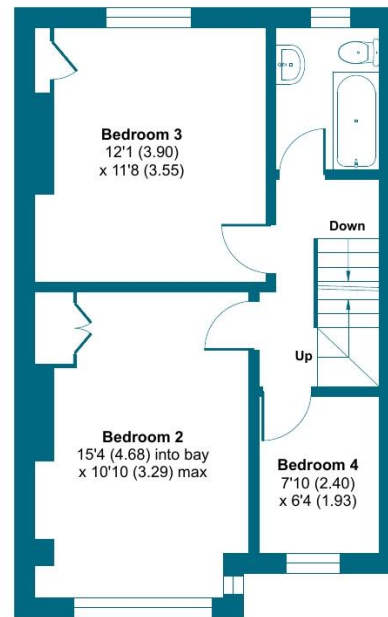
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Grafton Estate Agents. REF: 1526666



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	82
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	