



**Blandford Road, Beckenham**

Asking Price £350,000



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## Property Summary

PropertyWorld is delighted to present this charming one-bedroom ground-floor garden maisonette on the ever-popular Blandford Road, right in the heart of Beckenham. Just a short stroll from Beckenham High Street, this well-presented home benefits from easy access to a fantastic selection of restaurants, gastro pubs, cafés, and local amenities.

Neutrally decorated throughout, the property boasts a spacious double bedroom, a stylish shaker-style kitchen with cream units, and a modern bathroom. With an extended lease, vacant possession, and no onward chain, this is an ideal opportunity for first-time buyers or those seeking a hassle-free move.

The property is well connected, with easy access to multiple transport links, including Birkbeck, Kent House, and Avenue Road stations, as well as the Tram network for fast connections to Croydon and beyond. For those who enjoy the outdoors, there are also a number of green spaces and parks nearby, perfect for walks and leisure time.

The property is being reluctantly sold to finance nursing fees.

A must-see – call PropertyWorld today to arrange a viewing!

Penge Sales  
020 8659 1005  
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## Property Summary

- One bedroom
- Ground floor Victorian Maisonette
- Own front door
- Spacious rooms throughout
- Lounge with feature fireplace
- Private rear garden
- No onward Chain
- Leasehold Tenure with Long lease Term
- Epc rated D
- Council Tax Band C

## Our Vendor Loves...

Our Vendor Loves.....

"This has been a much loved home for many years and will be missed. It is a big flat and we love the big kitchen. The garden is a joy in the summer and ideal for BBQs and family gatherings".





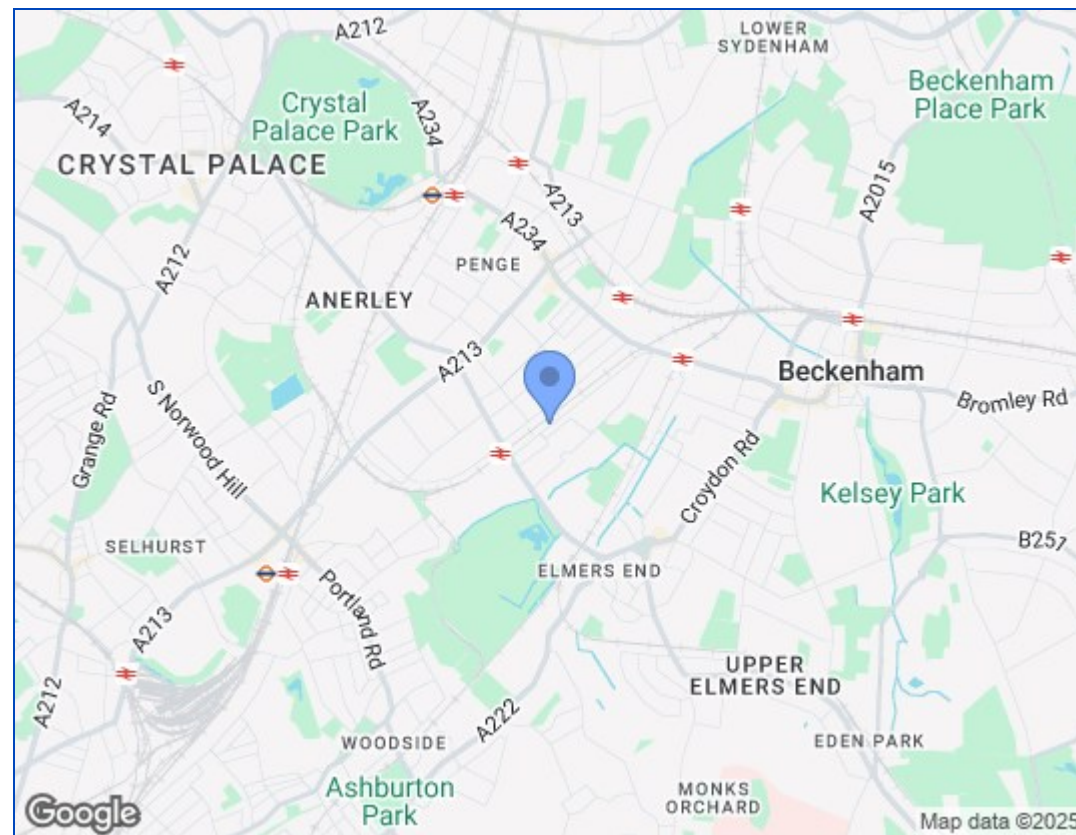






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 552 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT / 51 SQM	Blandford Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/01/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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