



Kent House Lane, Beckenham

Asking Price £550,000



Property Summary

Propertyworld is delighted to present this attractive 1940s semi-detached house, located on the ever-popular Kent House Lane, BR3. With three bedrooms, generous living space, and a superb 60ft+ southeast-facing garden, this bright and welcoming home offers huge potential and the opportunity to create a truly stunning family property.

Accommodation includes two double bedrooms, a good-sized single, and an upstairs family bathroom. The ground floor has been opened up to create a spacious through lounge, flooded with natural light, providing a comfortable reception area to the front and a generous dining space to the rear. To the side sits a practical galley-style kitchen with scope to update and improve, conveniently positioned close to the dining area. Patio doors then open directly from the dining space onto the large private southeast-facing garden – stretching over 60ft – perfect for family life, entertaining, or simply relaxing. There is also scope to increase the accommodation as the loft can be converted subject to the usual permissions.

Externally, the property benefits from off-street parking for two cars to the front. Whilst the house would benefit from some modernisation, it is packed full of light throughout, full of charm, and represents a fantastic opportunity for buyers wanting to put their own stamp on a family home in this sought-after location.

The position is excellent. Both Penge East and New Beckenham stations are within easy walking distance, offering fast links into central London. Lower Sydenham is also nearby. The heart of Beckenham, with its array of restaurants, gastropubs, cafés, boutiques, and independent retailers, is easily reached, while Sydenham Centre and a variety of beautiful green spaces and parks are close at hand.

A spacious 1940s semi, bathed in light with fabulous potential, a big garden, and unbeatable transport links – not to be missed.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

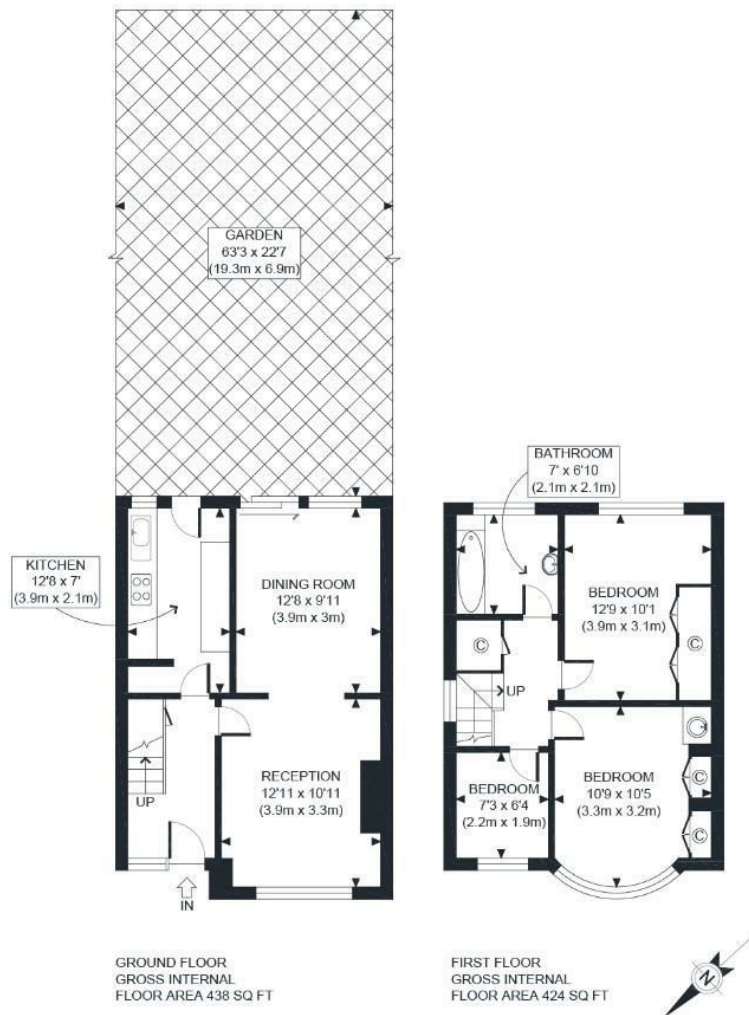
- Three bedroom 1940's house
- Semi detached
- Delightful 60 ft SE facing garden
- Off street parking
- Two reception rooms opened up
- In need of some modernisation
- Upstairs bathroom
- Located close to several train stations
- Perfect family home with scope for enlargement inc loft conversion
- EPC Rating D - Council Tax Band D

Our Vendor Loves...

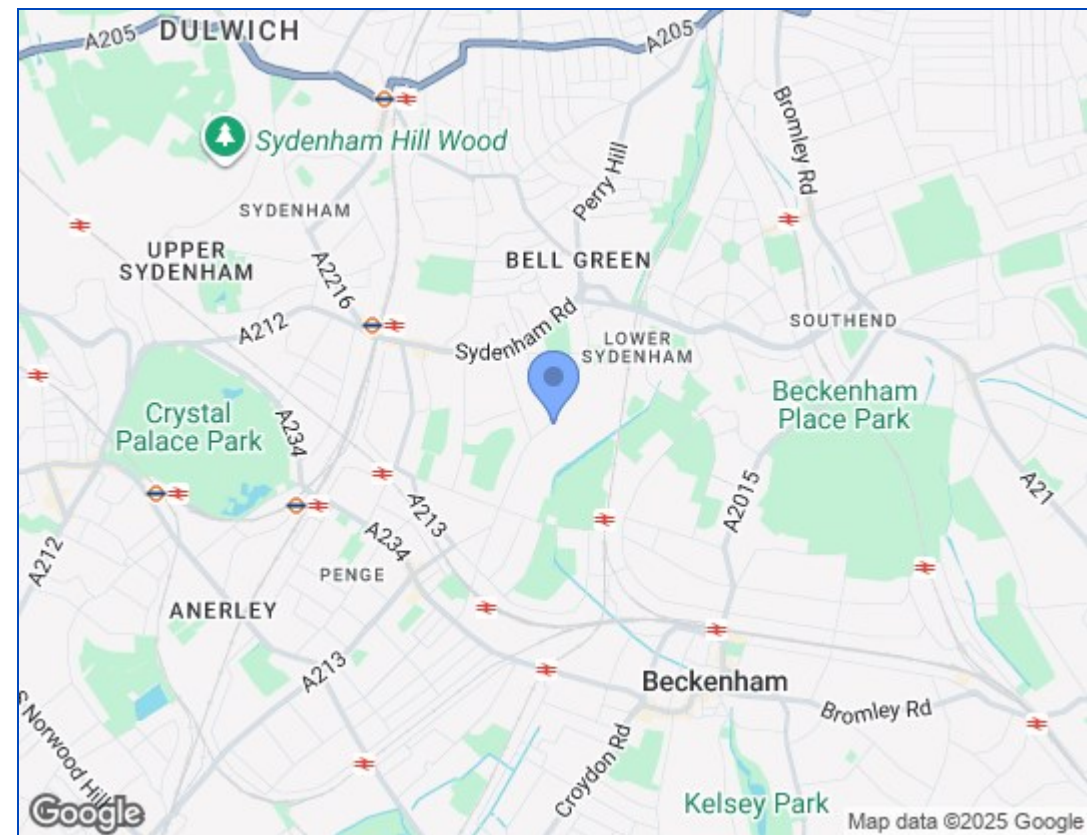
"Our house has been in the family for decades and is full of happy memories. As children we loved plying in the back garden with its private, large lawn. This is a much cherished home and we hope the new owners love it as much as our family have".







APPROX. GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 SQM	Kent house lane
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: 23/09/25
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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