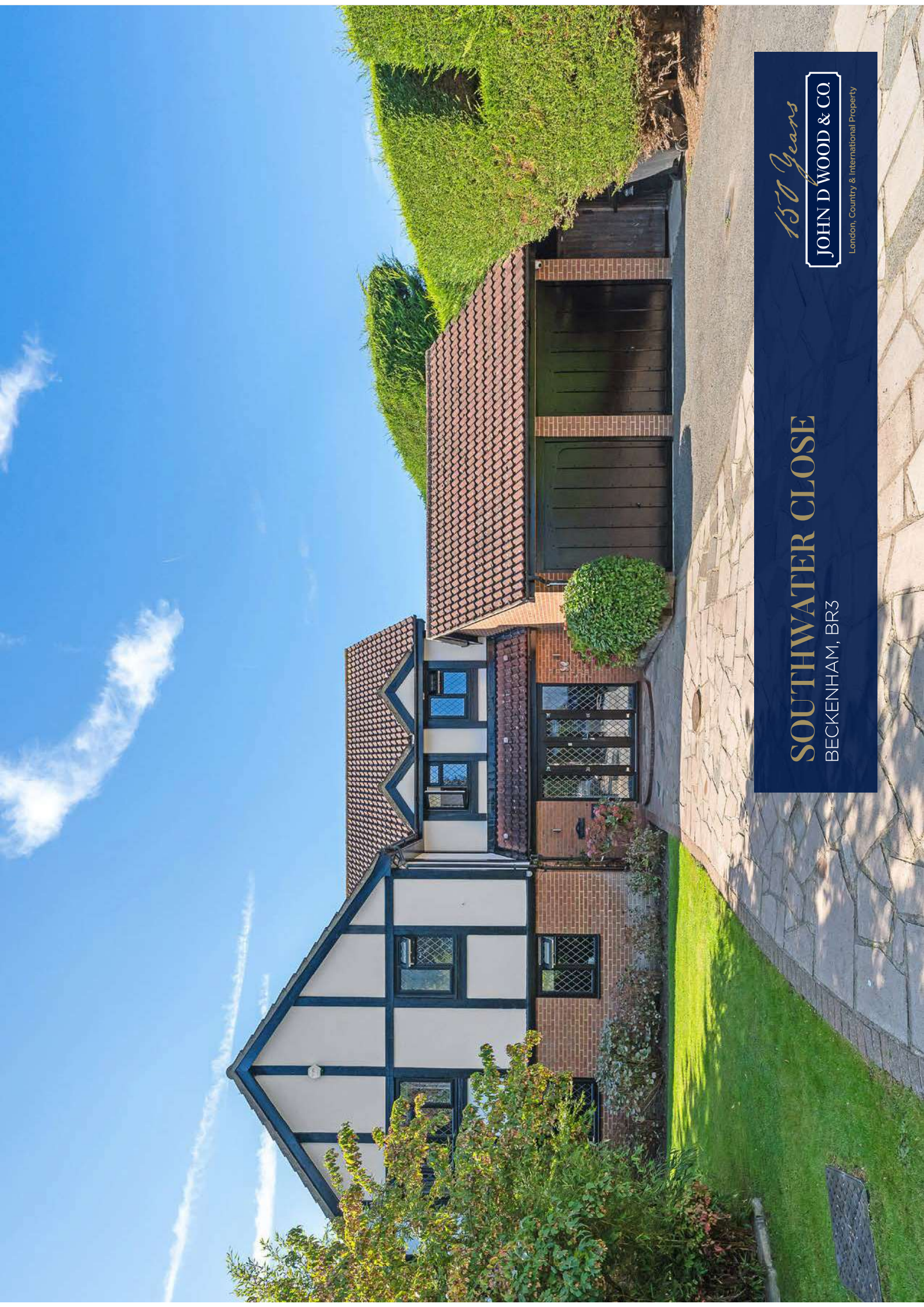




SOUTHWATER CLOSE
BECKENHAM, BR3

150 Years
JOHN D WOOD & CO.
London, Country & International Property

SOUTHWATER CLOSE

BECKENHAM, BR3

5 Bedrooms, 3 Reception Rooms and Garden

Tucked away in the exclusive and peaceful Southwater Close, just moments from the open parklands of Beckenham Place Park, sits this magnificent five double bedroom, three bathroom detached residence. Meticulously modernised throughout, the property blends contemporary design with functional family living, creating a home you will never want to leave.

Situated behind private electronic gates, the property offers generous parking for multiple vehicles. The striking entrance hall, with its elegant wooden flooring, sweeping staircase, and convenient cloakroom, immediately sets the tone for the spacious interiors within.

The formal reception room is flooded with natural light thanks to its full-width bi-folding doors, seamlessly connecting the indoors with the expansive terrace and garden beyond. A superb dining area enjoys direct access to the terrace, perfect for entertaining. The beautifully designed kitchen/breakfast room features a comprehensive range of wall and base units, complemented by luxurious granite worktops, making it ideal for keen cooks.

Adjoining the kitchen, a practical utility room provides direct access to the garden, while two versatile family rooms offer flexible use as playrooms, games rooms, or home offices. In addition, a unique dog grooming parlour sits on the ground floor, which could easily be transformed into an ideal study or gym. Completing the ground floor is a dedicated home office, providing the perfect environment for remote working or quiet





study. Upstairs, five well-proportioned double bedrooms ensure ample accommodation for the whole family. Two bedrooms benefit from en suite bathrooms, while the master suite features a walk-in dressing room, providing exceptional storage and a touch of luxury. A large family bathroom completes the upper floor. The rear garden is a true sanctuary, mainly laid to lawn and framed by mature, well-maintained trees, with the added charm of a large ornamental pond. The extensive patio and terrace areas provide an exceptional setting for outdoor dining and family gatherings.



Southwater Close enjoys a prime position in Beckenham, one of South East London's most desirable residential areas. Just a short stroll away, Beckenham Place Park offers over 200 acres of stunning landscapes, including ancient woodland, open meadows, and the popular lake for wild swimming. This historic parkland is the area's crown jewel, ideal for dog walking, family picnics, and outdoor community events.

Beckenham itself boasts an excellent array of boutique shops, cafés, restaurants, and highly regarded schools. Outstanding transport links provide fast connections into London Bridge, Victoria, Blackfriars, and Charing Cross, making it an ideal choice for commuters seeking suburban tranquility with city convenience.







Guide Price: £2,250,000 - £2,500,000

Subject to Contract

Local Authority: The London Borough of Bromley

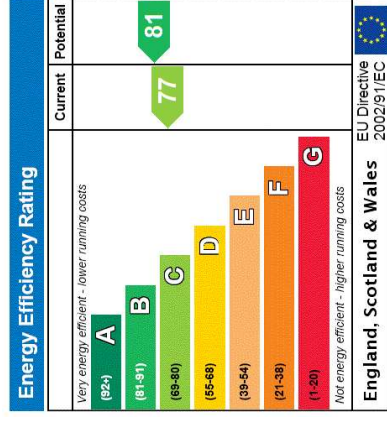
Council Tax Band: H

Tenure: Freehold

Reference: JBH240518

Approximate Gross Internal Area:

3789 sq. ft. / 352 sq. m.



Southwater Close

Approximate Area = 352 sq m / 3789 sq ft
Including Limited Use Area (10.3 sq m / 111 sq ft) and Garage



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

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150 Years

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