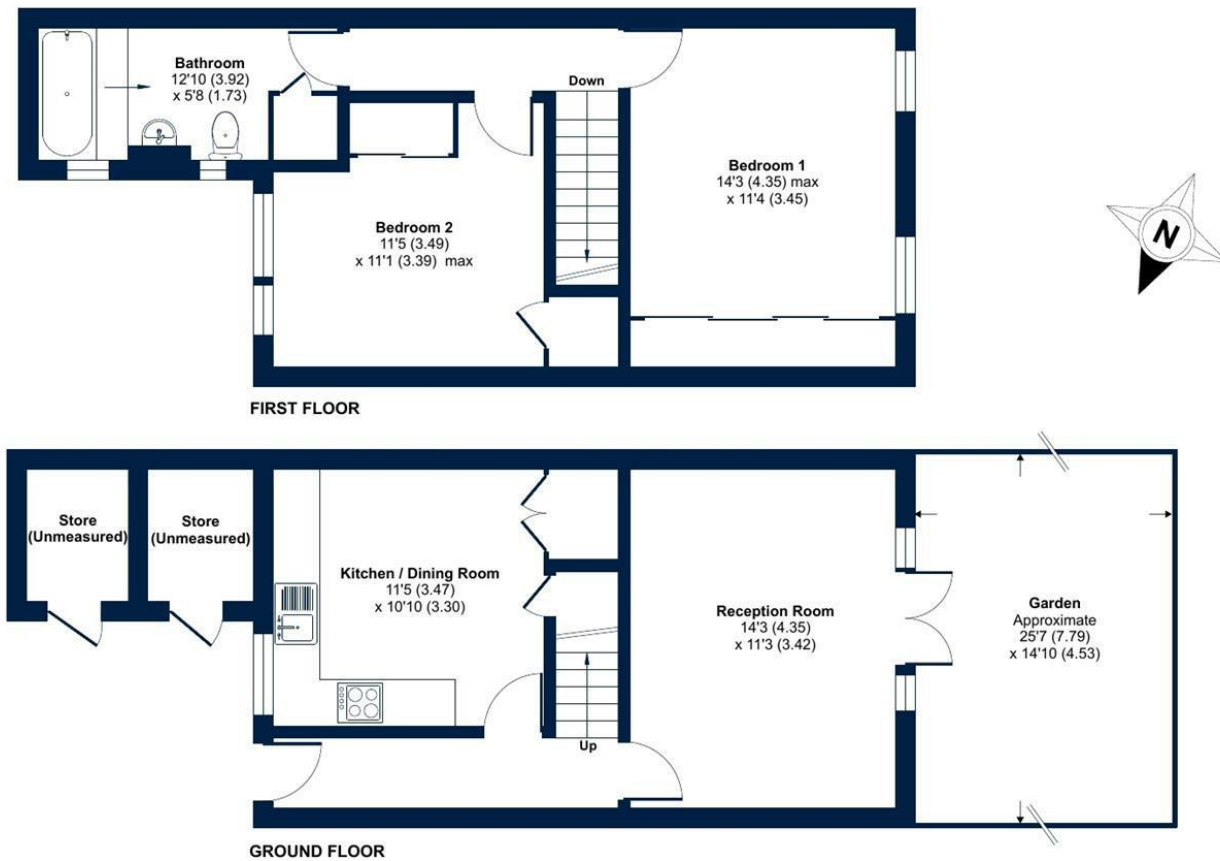


Kingston Crescent, Beckenham, BR3

Approximate Area = 805 sq ft / 74.7 sq m (excludes stores)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Charles Eden. REF: 1336892



17, Kingston Crescent, Beckenham, BR3 4XE
Guide Price £475,000 Freehold

This charming two bedroom terraced house on Kingston Crescent offers the perfect blend of comfort and convenience in the heart of Beckenham.



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	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

The property comprises of two well proportioned double bedrooms, a bathroom, a welcoming living room, and a functional kitchen, providing an ideal layout for both everyday living and entertaining. To the rear, you'll find a private garden and to the front an outside storage cupboard.

Situated in a quiet residential location, the house is just 0.4 miles from Beckenham Junction BR station, serving London Victoria and the Tramlink network. Clock House Station serving London Bridge and Charing X is 0.4 miles away. Beckenham High Street is also within easy reach being 0.5 miles away, offering an excellent selection of shops, cafés, restaurants, and everyday amenities.

With its practical design, private outdoor space, and excellent position close to transport and the high street, this delightful property is ideally suited to first time buyers or those looking to downsize without compromising on location.

ENTRANCE

3 storage cupboards, one housing meters. Part double glazed door leading into:

HALLWAY

Radiator, fitted carpet, stairs to first floor.

KITCHEN/DINING ROOM 11'5 x 10'10

Double glazed window to front, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer, spaces for: cooker, washing machine and fridge freezer, built-in cupboard housing hot air boiler (not tested by Charles Eden), built in cupboard housing immersion heater, vinyl flooring.

RECEPTION ROOM 14'3 x 11'3

Double glazed window and double glazed door to rear, coved ceiling, radiator, fitted carpet.

STAIRS TO FRIST FLOOR

Coved ceiling, access to loft, dado rails, fitted carpet.

BEDROOM ONE 14'3 x 11'4

Double glazed window to rear, fitted wardrobe, fitted carpet

BEDROOM TWO 11'5 x 11'1

Double glazed window to front, fitted wardrobe, fitted carpet, built in cupboard

BATHROOM/WC

Opaque window to side, paneled bath with mixer tap and flex hose, pedestal wash hand basin, low level WC, electric storage heater, fitted carpet.

OUTSIDE

REAR GARDEN 25'7 x 14'10

Rear access gate, paved, approx 25ft

FRONTAGE

COUNCIL TAX D

EPC RATING D



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