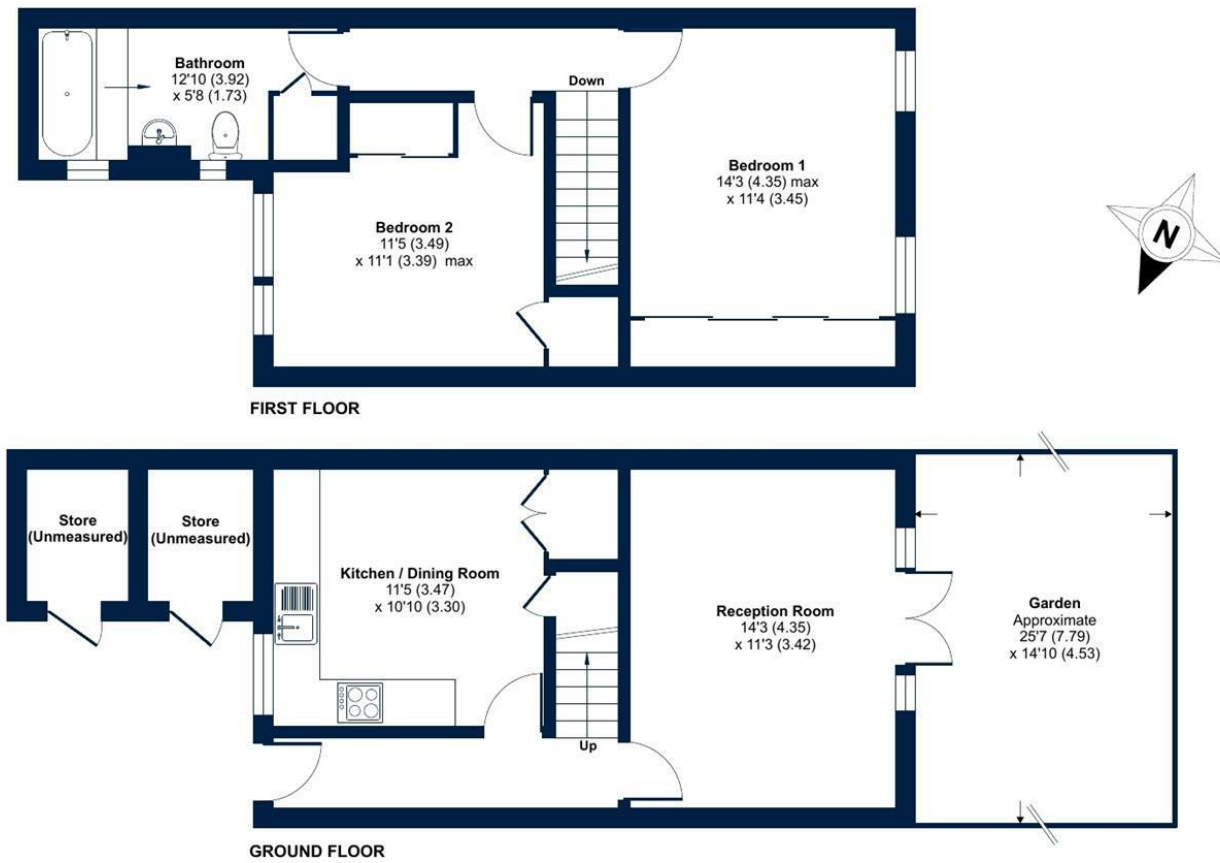


Kingston Crescent, Beckenham, BR3

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	

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

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, coved ceiling, range of wall, display and base units with worksurfaces over, single bowl sink and drainer with mixer tap, 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, part tiled walls, 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 with sliding mirror doors, fitted carpet

BEDROOM TWO 11'5 x 11'1

Double glazed window to front, fitted wardrobe with sliding mirror doors, built in cupboard, fitted carpet.

BATHROOM/WC

Two double glazed opaque windows to side, paneled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, electric storage heater, fitted carpet.

OUTSIDE

REAR GARDEN 25'7 x 14'10

Paved with shrubs, rear access gate.

FRONTAGE

Coach light, paved, three storage cupboards, one housing meters. Permit parking to front.

COUNCIL TAX D

EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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