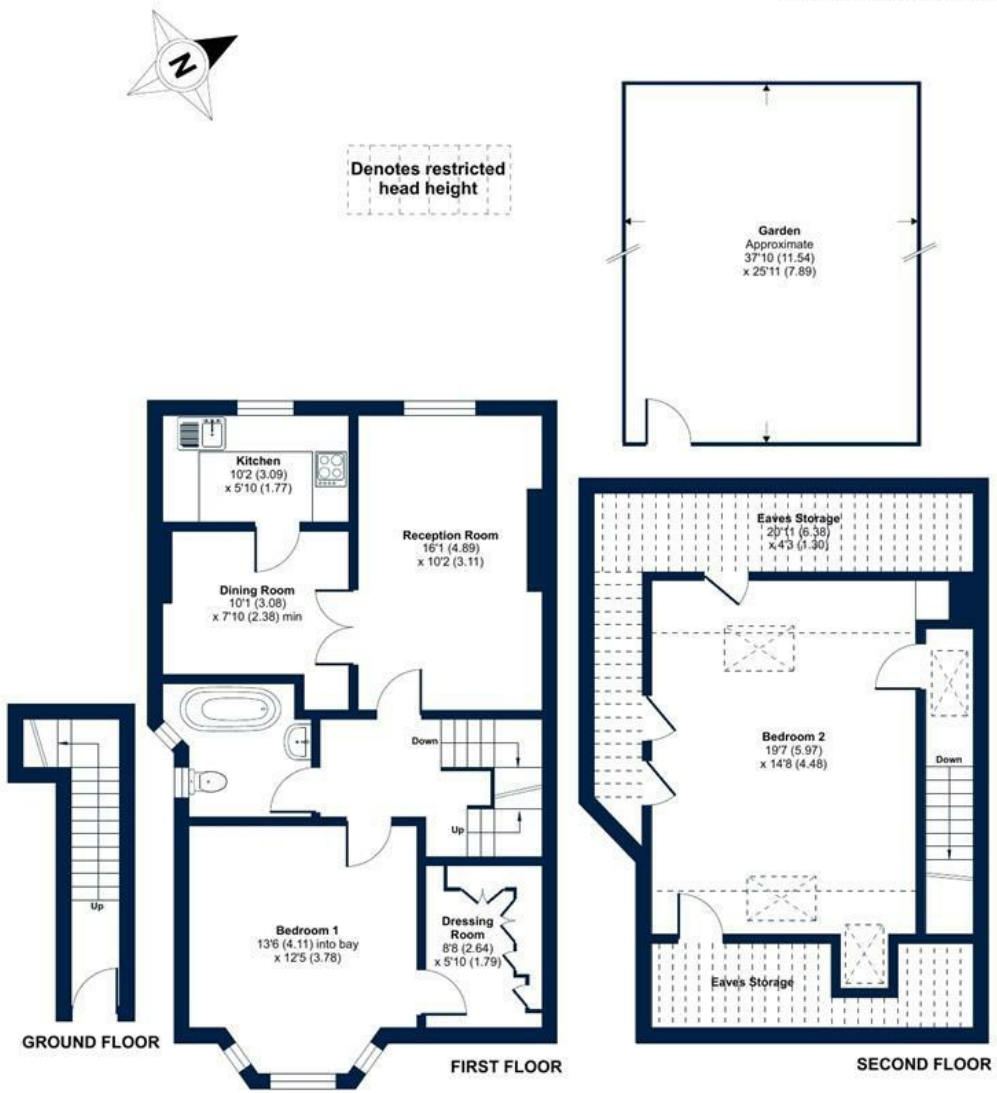


Clock House Road, Beckenham, BR3

Approximate Area = 984 sq ft / 91.4 sq m  
Limited Use Area(s) = 313 sq ft / 29 sq m  
Total = 1297 sq ft / 120.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Eden. REF: 1327355



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



17b, Clock House Road, Beckenham, BR3 4JS  
Guide Price £600,000 Leasehold - Share of Freehold

Oozing character and period charm, Charles Eden are delighted to present this Victorian era conversion arranged over three floors offering 2/3 bedrooms, a private garden, and endless potential, all just moments from excellent transport links.



020 8663 1964  
charleseden.co.uk





Accessed via its own private ground floor entrance, the property immediately showcases its heritage with a traditional staircase leading to the first floor landing, framed by elegant dado rails and tasteful woodwork.

The first floor features a warm reception room, dining room, kitchen, and two bedrooms all benefiting from high ceilings and plenty of natural light. The top (second) floor presents a further versatile room in need of refurbishment perfect for a home office, studio, or third bedroom, offering scope to add value and tailor the space to your lifestyle.

A real rarity for a top floor conversion, the property also boasts a private garden, ideal for entertaining, gardening, or quiet relaxation a peaceful retreat just minutes from the hustle of town life.

The home comes with a Share of Freehold, giving the owner greater autonomy over the building and long term peace of mind.

Viewing highly recommended.

**COVERED ENTRANCE**

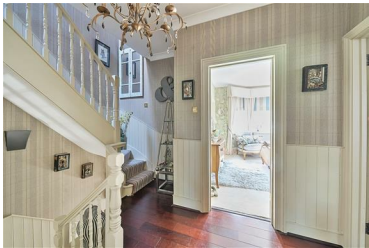
Part glazed door leading into lobby.  
Carpeted stairs to:

**STAIRS TO FIRST FLOOR**

Part paneled walls, fitted carpet.

**LANDING**

Part panelled walls, hardwood flooring.



**RECEPTION ROOM**

Glazed sash window to rear, coved ceiling, ceiling rose, radiator housed in ornate radiator cover, feature fireplace with open grate, built-in base cupboards to one alcove, fitted carpet.  
Double mirror doors opening to:



**DINING ROOM**

Radiator housed in ornate radiator cover, laminate wood flooring.

**KITCHEN**

Glazed sash window to rear, recessed spot lights to ceiling, coved ceiling, range of wall and base units with

worksurfaces over, stainless steel single bowl sink with mixer tap, four ring electric hob, single oven and microwave housed in tall oven unit, space for washing machine, fridge and freezer, part tiled walls, tiled flooring.

**BEDROOM ONE**

Glazed sash bay windows to front, coved ceiling, ceiling rose, radiator, fitted carpet.  
Door leading into:

**DRESSING ROOM (ORIGINALLY THIRD BEDROOM)**

Glazed sash window to front, range of fitted wardrobes, radiator, hardwood flooring.  
Agents note: We understand this was originally a bedroom however the seller blocked the entrance to the landing to create the dressing room which connects from the main bedroom



**BATHROOM/WC**

Two windows to side with shutters, roll top bath with claw feet and free standing chrome taps, wash hand basin with taps, low level WC, chrome ladder style heated towel rail, fully tiled walls, tiled flooring.

**STAIRS TO SECOND FLOOR**

Paneled walls, fitted carpet.

**LANDING**

Velux style roof window.

**BEDROOM TWO**

Three Velux style roof windows, recessed spot lights to ceiling, eaves storage areas, floor boards.

**OUTSIDE**

**REAR GARDEN**

Located to rear of the garden with shrubs, crazy paved patio area, and ornamental gravel.

**LEASE**

148 years from December 2001  
124 years remaining

**MAINTAINANCE CHARGE**

Agents note: there are no annual maintenance charges but we understand, when repairs are required, these are split with the neighbouring property on an ad hoc basis.

Building Insurance £431.34 p.a.

**COUNCIL TAX D**

**EPC RATING D**

**DRAFT DETAILS AWAITING VENDOR APPROVAL**



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.



[www.charleseden.co.uk](http://www.charleseden.co.uk)  
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