



60 Shirley Crescent, Beckenham

Beckenham

Guide Price £455,000



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

60 Shirley Crescent

Beckenham, Beckenham

Charles Eden are proud to offer this charming 2 bedroom terraced house, situated in a highly sought-after location. Boasting a convenient proximity to Marian Vian Primary School, this property is ideal for a growing family seeking a cosy home near a reputable school.

The ground floor includes a living room and a contemporary kitchen with direct access to the private rear garden. Upstairs, there are two double bedrooms and a modern family shower room.

Elmers End BR Station and Tramlink are both within 0.4 miles, serving London Bridge/Charing X and East Croydon/Wimbledon, respectively. The property also benefits from a private garden of approximately 30ft and an allocated parking space at the front. With well-proportioned rooms and a comfortable layout, this home is suitable for first-time buyers, small families, or those looking to downsize.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- TWO BEDROOM TERRACED HOUSE
- CLOSE PROXIMITY TO MARIAN VIAN PRIMARY SCHOOL
- 0.4 MILES TO ELMERS END BR STATION
- 0.4 MILES TO ELMERS END TRAMLINK
- APPROX 30FT PRIVATE GARDEN
- ALLOCATED PARKING TO FRONT

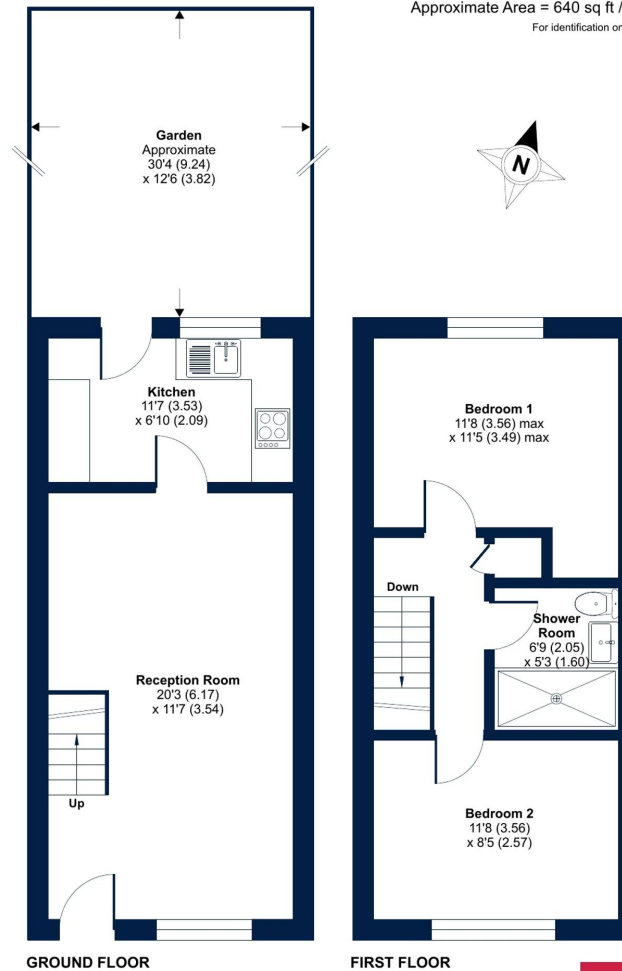




Shirley Crescent, Beckenham, BR3

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charles Eden. REF: 1383517



Charles Eden

71 High Street, Beckenham - BR3 1AW

02086631964

info@charleseden.co.uk

charleseden.co.uk/

CE

CHARLES EDEN