



## 9 Sutton Close, Beckenham

Beckenham

In Excess of £385,000



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

# 9 Sutton Close

Beckenham, Beckenham

Charles Eden are pleased to offer this two bedroom top floor flat with garage. The property is in a great location just a few hundred yards from Beckenham Junction BR Station, with rail services to Victoria and London Bridge, and tramline access to Croydon and onto Wimbledon. Beckenham High Street is just beyond the station. Well proportioned and well maintained. NO CHAIN.

The property welcomes you with a spacious entrance hall that provides access to all principal rooms, creating a practical and inviting layout. The property comprises of a generously sized living room, a contemporary fitted kitchen with a range of wall and base units, integrated appliances, and plenty of worktop space for those who enjoy cooking or entertaining at home. Both double bedrooms are well proportioned, with the principal bedroom featuring built-in wardrobes while the second bedroom offers flexibility as a guest room, home office, or nursery. The contemporary bathroom is finished to a high standard, comprising a white suite with a panelled bath, overhead shower, wash basin, and low level WC, complemented by attractive tiling and modern fittings.

Additional features include gas central heating, double glazing throughout, and secure entry phone system. The property also benefits from a secure lock-up garage, and allocated parking, both of which are a valuable asset in this popular area.

Located within easy reach of Beckenham High Street (0.2 miles away) with its array of local shops, cafes, and amenities, the flat is perfectly positioned for those who appreciate the convenience of urban living, as well as excellent transport links to central





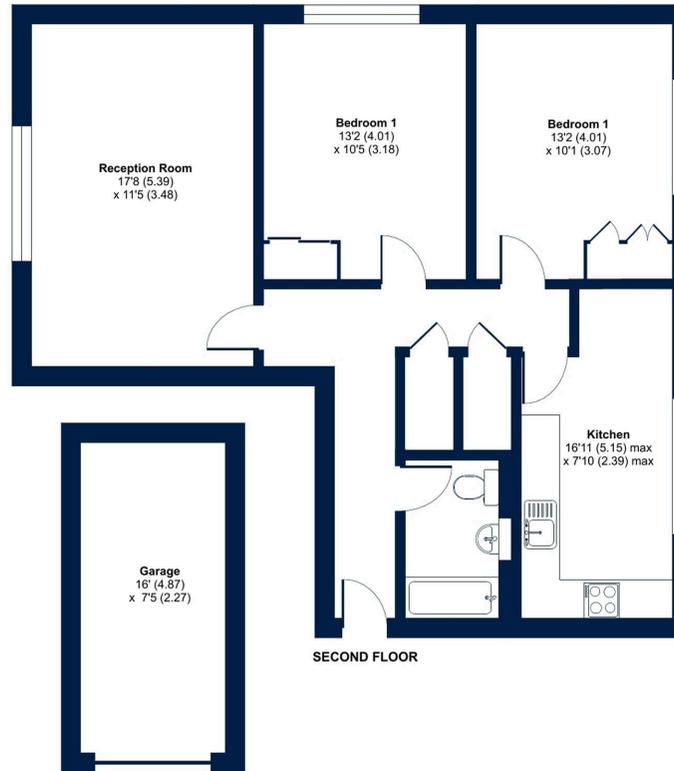
## Sutton Close, Beckenham, BR3

Approximate Area = 813 sq ft / 75.5 sq m

Garage = 120 sq ft / 11.2 sq m

Total = 933 sq ft / 86.7 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). © nchecom 2026. Produced for Charles Eden. REF: 1404603



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