



Lennard Road, Beckenham

Beckenham

Guide Price **£625,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

112A Lennard Road

Beckenham

Charles Eden are delighted to offer this beautifully presented three bedroom terraced house, thoughtfully arranged across three spacious storeys and combining modern style with practical family living.

The ground floor comprises a contemporary kitchen, downstairs cloakroom and practical utility room, with direct access leading onto an impressive rear garden measuring approximately 120ft.

To the first floor, the spacious living/reception area provides a stylish and comfortable setting for both relaxing and entertaining.

To the second floor, the accommodation comprises three well proportioned bedrooms. The main family bathroom comprises of a three piece suite with tasteful detailing.

Externally, the property continues to impress with a spacious rear garden of approximately 120ft, complete with patio, lawn, mature foliage and a garden shed. The outdoor space is ideal for alfresco dining, family gatherings and relaxed outdoor living.

To the front, the property benefits from off street parking via a private paved driveway, together with an inviting front garden featuring mature trees.

Further benefits include a versatile layout arranged over three floors, a practical utility room, smart clay German electric radiators with Wi-Fi controls, downstairs cloakroom, excellent natural light throughout, and a peaceful setting on a tree lined street close to a historic church.

The property is superbly placed for transport connections. Penze East station is approximately 0.4

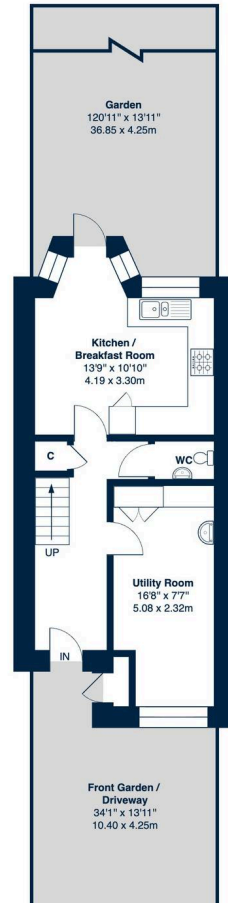




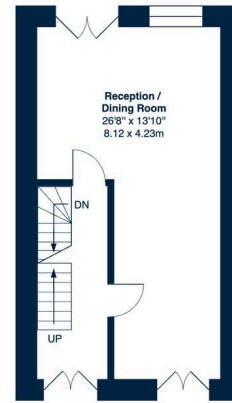


Lennard Road, BR3

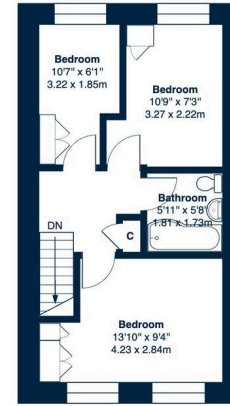
Approximate Gross Internal Area = 1151 sq ft / 106.9 sq m



Ground Floor



First Floor



Second Floor



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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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