



**Beck Lane, Beckenham, BR3 4RQ**



**welcome to**

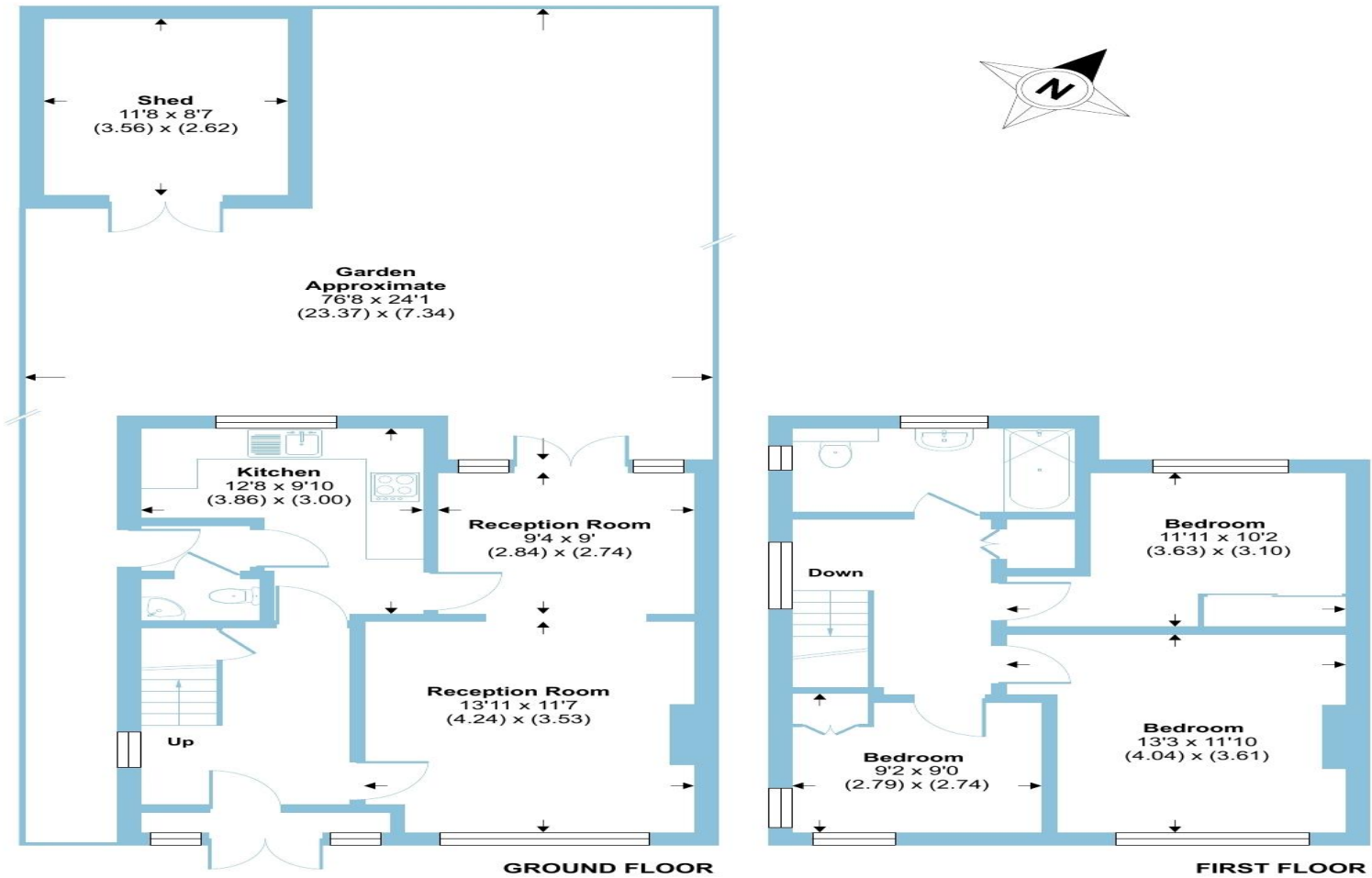
## **Beck Lane, BECKENHAM**

Barnard Marcus Estate Agents are pleased to offer to the market this deceptively spacious three bedroom semi-detached house situated within easy reach of Elmers End, Birkbeck, Clock House and Kent House stations and within close proximity to the tramlink at Birkbeck, Elmers End and Avenue Road. The spacious accommodation comprises a lovely reception room, with a separate dining room, spacious kitchen, and downstairs cloakroom. To the first floor there are three bedrooms, and family bathroom. Externally there is a well maintained garden to the rear, backing onto allotments and off street parking for two to three cars to the front. This property also benefits from central heating and double glazed windows.



Beck Lane, Beckenham, BR3

Approximate Area = 980 sq ft / 91 sq m  
Outbuilding = 100 sq ft / 9 sq m  
Total = 1080 sq ft / 100 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Barnard Marcus. REF: 877334



**welcome to**

## **Beck Lane, BECKENHAM**

- Semi detached
- Three bedrooms
- Potential to extend
- Garden
- Off street parking
- Double glazed

Tenure: Freehold EPC Rating: Awaiting

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102209](https://barnardmarcus.co.uk/Property/SYD102209)



Property Ref:  
SYD102209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**barnard marcus**



**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, LONDON, SE26 5EX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**