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GRANGEWOOD LANE, BECKENHAM, BR3

**£1,250,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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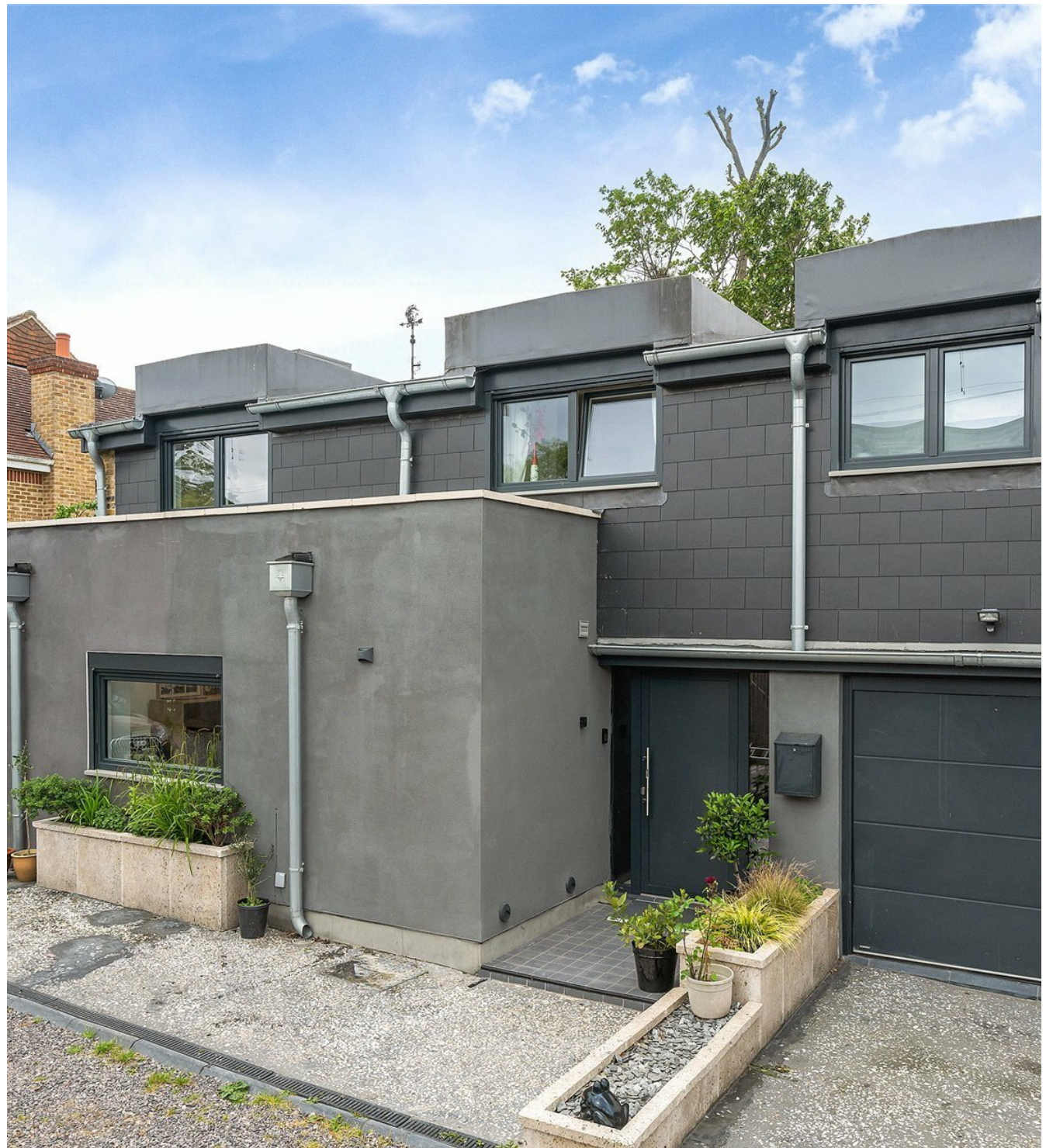
GRANGEWOOD LANE, BECKENHAM, BR3

GUIDE PRICE £1,250,000 - £1,350,000  
Set on a quiet private road in one of Beckenham's most desirable residential pockets, this outstanding EPC A rated linked detached home offers almost 2,500 sq ft of beautifully crafted living space. Designed for long term comfort, sustainability and style, it represents a rare opportunity to acquire a future proof family home finished to an exceptional standard and offered chain free. The ground floor has been created as a generous, light filled social hub, with a striking open plan kitchen, dining and reception space opening directly onto the south facing garden.

**£1,250,000**



Underfloor heating runs throughout, complemented by a feature log burner for year round warmth and atmosphere. The contemporary kitchen flows seamlessly into the living area, while a separate study, utility room, store room, shower room with WC, and integral garage provide practical flexibility for modern family life. A sculptural marble staircase with Italian slate detailing forms a dramatic centrepiece to the home. Upstairs, four well proportioned bedrooms include two with en suite bathrooms, alongside a luxurious principal suite with dressing room. A further contemporary family bathroom completes the accommodation. Multiple skylights flood the first floor with natural light, enhancing the sense of openness across the landing and bedrooms, while high quality bamboo flooring adds warmth and continuity throughout. Engineered with sustainability at its core, the property features triple glazing, solar panels, and an exceptional EPC rating of A — placing it among the most energy efficient homes in the area. The result is a comfortable, environmentally conscious home with significantly reduced running costs and long term resilience.



Perfectly positioned for both convenience and lifestyle, Grangewood Lane offers easy access to New Beckenham and Beckenham Junction stations, providing fast connections to London Victoria, London Bridge, Cannon Street and Charing Cross, as well as Tramlink services. Beckenham High Street, highly regarded schools, leafy parks and a wide range of independent cafés, restaurants and amenities are all within close reach, making this an exceptional long term family home in a truly sought after setting. Reference JBH240343

