



Stodart Road, Penge

Guide Price £425,000



Property Summary

Guide Price Range £425,000 - £445,000

Propertyworld is delighted to present this huge three bedroom, two bathroom, split level maisonette located in a pretty Victorian terrace house in the heart of Penge. Lovingly upgraded by the current owners, the property is offered in excellent condition throughout, and is arranged over the first and second floor of the house. Blessed with an abundance of natural light, the accommodation has a light and airy feel, and, when the significant amount of storage is included, offers over 1400 square feet of living space. On the first floor, you will find two generous double bedrooms, a delightful reception room to the front, a modern fully fitted kitchen and contemporary bathroom. On the second floor there is a smaller third bedroom, large utility area and a shower room. The current owners modified this space to incorporate a utility area, but this can easily be removed to create a larger third double if preferred. In addition, you will be amazed at the amount of storage the property offers both on the second floor in the loft area and in a neat space on the first floor near the entrance to the bathroom and kitchen.

Stodart Road is one of the most sought after roads in Penge, a quiet pretty residential street located a short walk from Penge High street with its array of independent shops, cafés, restaurants and gastropubs. Transport options are plentiful with several stations including Penge East and West both close by providing fast regular services into London. One of London's best parks Crystal palace is also a short stroll away whilst families will also appreciate the numerous good primary schools and nurseries in the area. This is a fabulous property that must be viewed to fully appreciate its size. Call Propertyworld to register your interest.

Penge Sales
020 8659 1005
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Property Summary

- Three bedroom Victorian maisonette
- Two bathrooms
- Split - level accommodation
- Over 1400 square feet
- Upgraded by current owners
- Modern fitted bathroom with separate shower room
- Huge amounts of storage
- Small front garden
- Council tax band C
- Epc Rating D

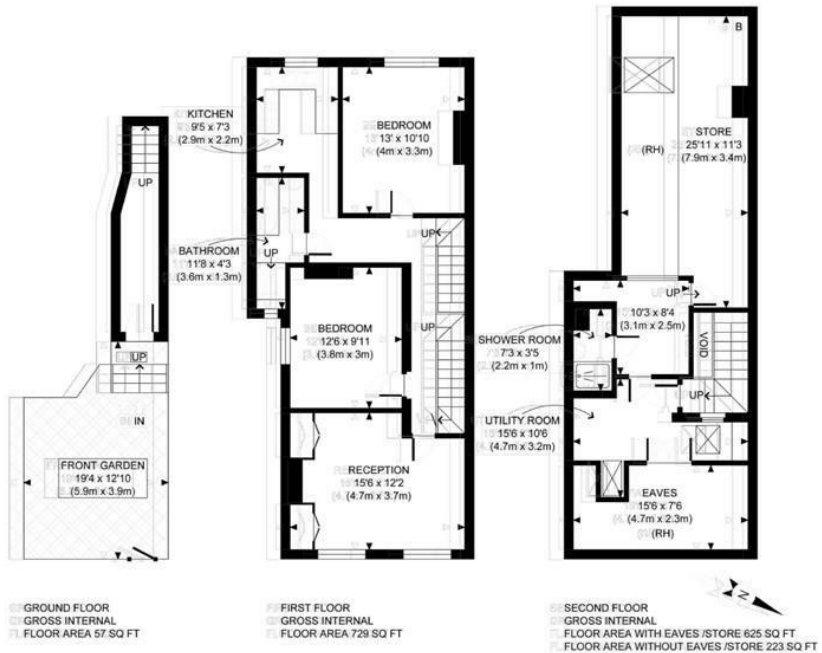
Our Vendor Loves...

Our Vendor loves.....

"We have been so happy in our lovely light, spacious flat, which we are only leaving now as our family has grown since we've been here. All the rooms feel very big & there are lots of storage spaces throughout the flat which has been really handy. We put a lot of love into decorating, with a brand new bathroom added only last year. And our road itself is quiet, very pretty (especially when the blossoms are out) and with some great neighbours. Area wise you couldn't ask for more: the flat is so well located for travel with multiple stations to choose from within easy walking distance. You also have all the benefits of Penge for shopping, pubs & parks, whilst still being so close to Crystal Palace & Beckenham for their great cafes & bars".



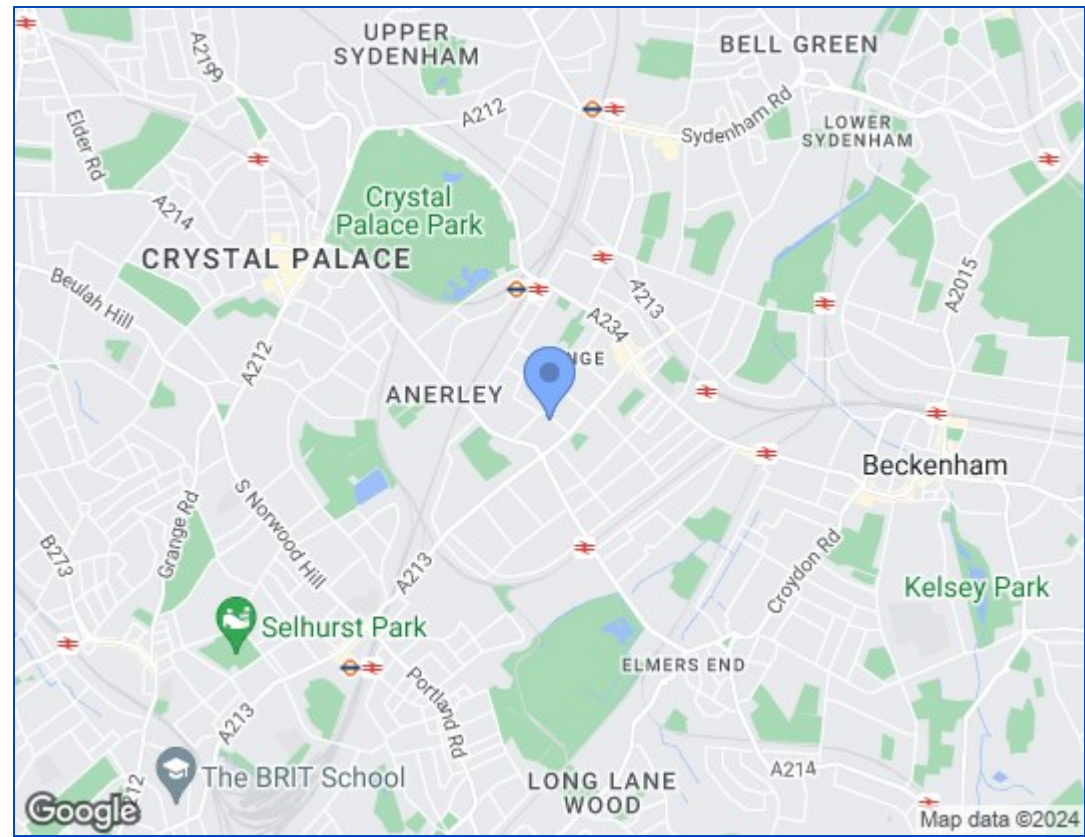




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/ STORE 1411 SQ FT / 131 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/ STORE 1009 SQ FT / 94 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Stodart Road
 060322
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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