



## Station Road, Penge

Asking Price £550,000



## Property Summary

Propertyworld is proud to offer this attractive CHAIN FREE three bedroom period property with SOUTH FACING GARDEN and FREEHOLD tenure. Conveniently located on one of Penge's best roads, the house is ideally positioned for all local amenities, shops, transport links plus is a short walk to fabulous Crystal Palace Park.

The accommodation is spacious, flooded in light and offered in excellent condition. Ideal for families, this charming house includes: on the ground floor there is super double reception room with wood flooring, feature fireplace and bay window to front, high ceilings and double glazed door leading to the garden and side return, the kitchen is modern and fitted with a range of white shaker style units, tiled floor, gas hob, electric oven & tiled splashback, to rear is a modern bathroom with a three piece suite and shower over bath. On the first floor there are three DOUBLE bedrooms - all nicely presented and in keeping with the house - and all flooded in light. The garden is south facing and a real sun trap - ideal for BBQs and catching some rays. The garden includes a small stone patio and mature lawn to centre. The EPC rating is D and council tax is C.

## Property Summary

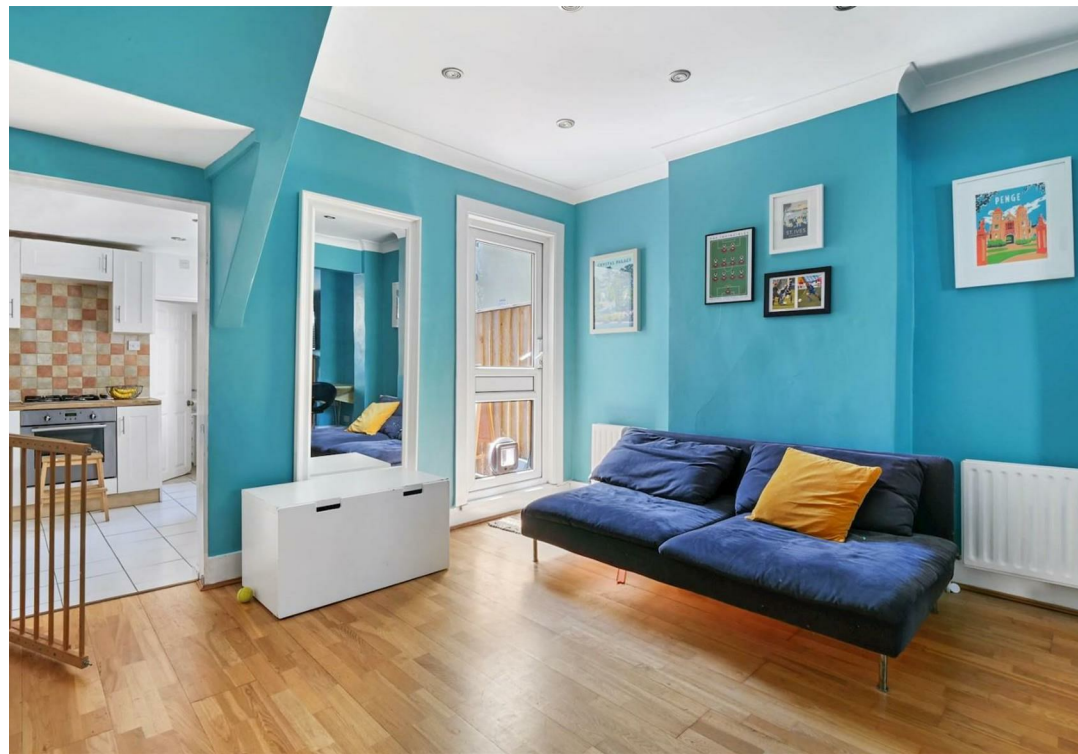
- Three bedrooms
- Period property House
- Mid terrace
- South facing garden
- CHAIN FREE
- Well presented throughout
- Must be viewed
- Sought after location
- Freehold Tenure
- Council tax Band C

## Our Vendor Loves...

My family loved living at station road, great neighbours, playing in the parks ...especially Alexandra and Crystal Palace , shopping and eating on the high street and jumping on the train at Penge East or Penge West





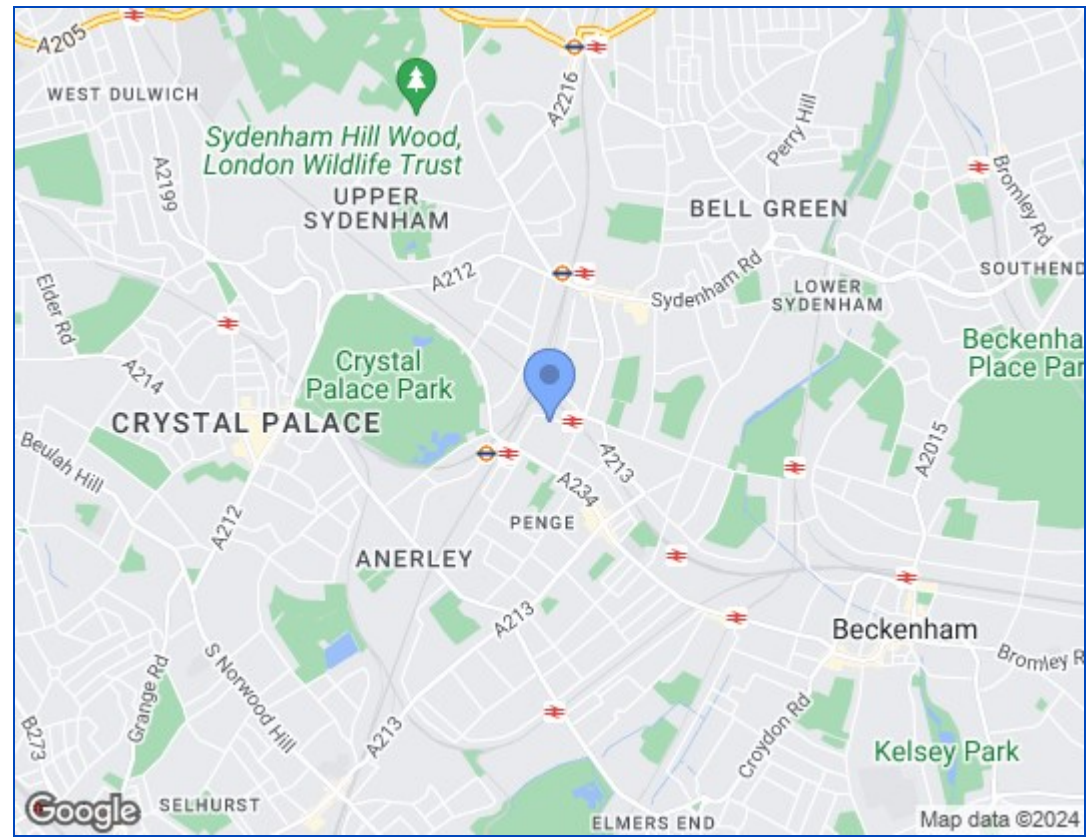






Station Road  
12/01/22  
photoplan

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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