



Lucas Road, Penge

Offers In Excess Of £615,000



Property Summary

Propertyworld proudly presents this quaint Cottage - referred to locally as the ' Railway Cottages'.

Packed with period features and full of charm, this particular cottage features a first-floor bathroom and an easily accessible loft with power and best of all a window for natural light!

Rarely available, the house has been lovingly upgraded and carefully maintained with accommodation providing as follows: Spacious open plan lounge with beautifully restored sash windows to front, a working gas fire completed with fireplace mantle, hearth and exposed floorboards boasting the period charm, that many crave. There's also a guest W/c just before the kitchen area too!

The kitchen sits to the rear of the property and comes fully fitted to handle modern day life, offering a range of wall, base and even a pull-out panty cupboard, granite worktops, as well as integrated fridge/freezer and dishwasher, not forgetting a Rangemaster oven and hob and under floor heating.

Up on the first floor, find two double bedrooms, with the Master of the two, having a floor-to-ceiling, wall-to-wall, wardrobe with integrated draws, shelving and rails and another period fireplace mantle to feature. The bathroom combines all mod cons, but yet a traditional four-piece suite – hence a bidet, as well as a 'Shower/bath', to handle that morning rush. An additional storage cupboard within the bathroom also stores away a recently replaced boiler, including spaces for a washing machine and dryer, meaning laundry can be washed, dried and go straight to the bedrooms along the hall.

Outside to the rear via the stable style barn door from the kitchen, you can access a very pretty private rear garden with an oasis of leafy plants and scrubs, although best of is tranquil pond and feature waterfall, behind the sunny patio. And a shed for storage.

Lucas Road is arguably the best road is SE20, minutes from Penge East station and walkable to all local amenities, transport links.

Penge Sales

020 8659 1005

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Property Summary

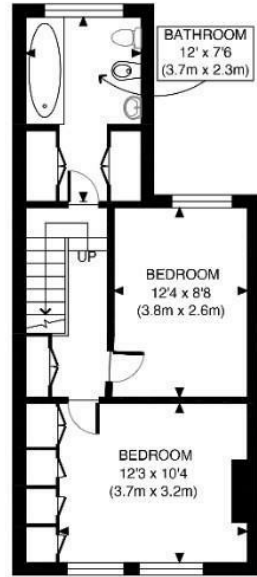
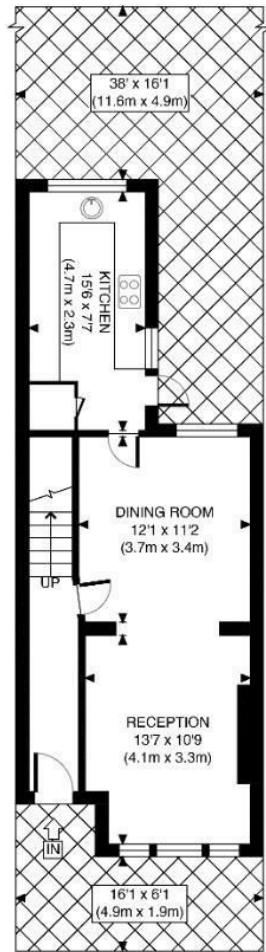
- Two Double Bedrooms
- Period Cottage
- Rare to the property market
- First floor bathroom, W/c
- Stunning Reception room to dining
- Fitted modern kitch with a range appliances
- Sought after location
- NO ONWARD CHAIN
- EPC rating E
- Council tax band C

Our Vendor Loves...

After nearly 7 very happy years here I'll be sad to be saying goodbye to Lucas road. This is a really special street, where I have made friends for life, and a very special house. The house has a beautiful energy as soon as you walk in, wonderful character and is perfect for entertaining. Everything about this house is well set up to make my life easier, from the abundance of storage space throughout the house to the upstairs laundry area and the close proximity to the station. I know it will be hard to find another gem like this.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT

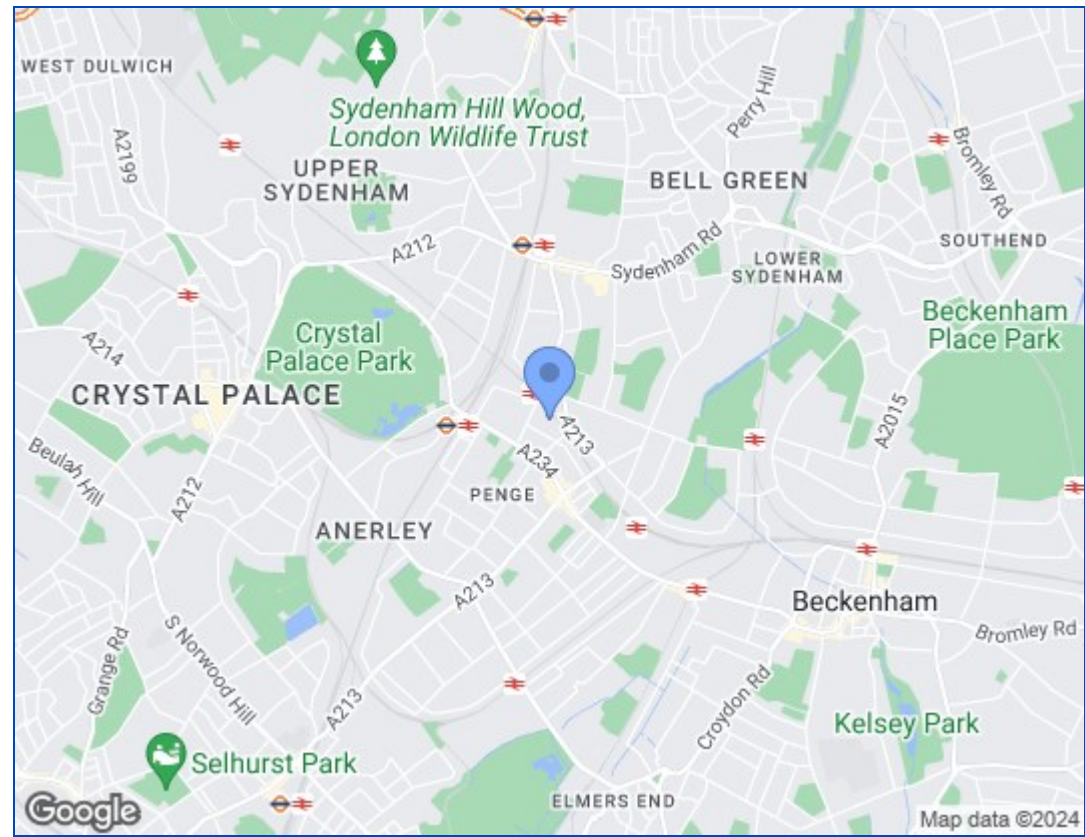
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 485 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 911 SQ FT / 85 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

Lucas Road

date 09/02/24



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