



Kenilworth Road, Penge

Offers In Excess Of £700,000



Property Summary

Propertyworld is proud to present this stunning, three bedroom, mid terrace house in highly sought after Kenilworth Road. The property was completely renovated 8 years ago and has been further enhanced by the current owners in the last year. The results are impressive and must be viewed to be fully appreciated.

The accommodation boasts neutral décor throughout, and benefits from an abundance of natural light giving the property a bright, and airy feel. The ground floor has a gorgeous solid wooden floor which runs through to the brand new Howdens fitted kitchen diner. Naturally the kitchen is fitted with the full suite of integrated appliances. Bifold doors provide the perfect view into the pretty landscaped West facing garden. The two original reception rooms have been opened creating a wonderful family space. There is plenty of room for a dining area, as well as comfortable seating area, with a log burner ready for cosy nights in. There is also a useful separate W.C.

Upstairs there are three generous bedrooms, two are good sized doubles, with a large single to the rear. There is also a well-appointed family bathroom. The loft is huge and can be converted to ate an additional bedroom and ensuite bathroom should it be required.

Location wise it is hard to beat! Set within a one-way, quiet residential road, just off Penge High Street, you have a vast array of neighbourhood restaurants, gastropubs, and independent shops on your doorsteps as well as numerous train stations within an easy walk providing quick, reliable links into London. The award-winning Crystal Palace Park is also a short walk away as wells as several highly regarded Primary schools.

This is a truly impressive family home and we anticipate significant demand. Please call Propertyworld to register you interest.

Penge Sales

020 8659 1005

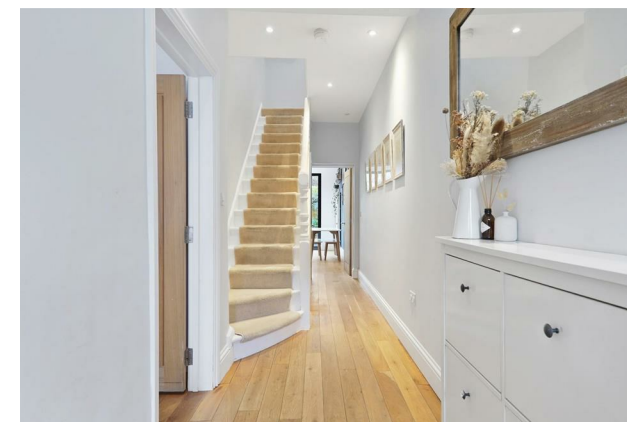
www.propertyworlduk.net

Property Summary

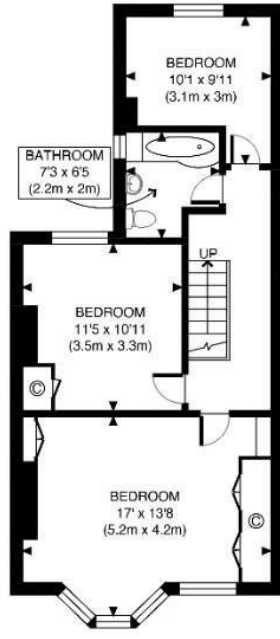
- Three Bedrooms
- Terraced family home
- Two separate reception rooms
- Stunning presentation throughout
- Gas central heated and Double glazed
- High ceilings
- Sought after location
- Not to be missed!
- Epc rating C
- Council Tax band D

Our Vendor Loves...

This is and has been, a great family home, its bright and spacious, lovely neighbours and we will miss the creature comforts of our home for sure.







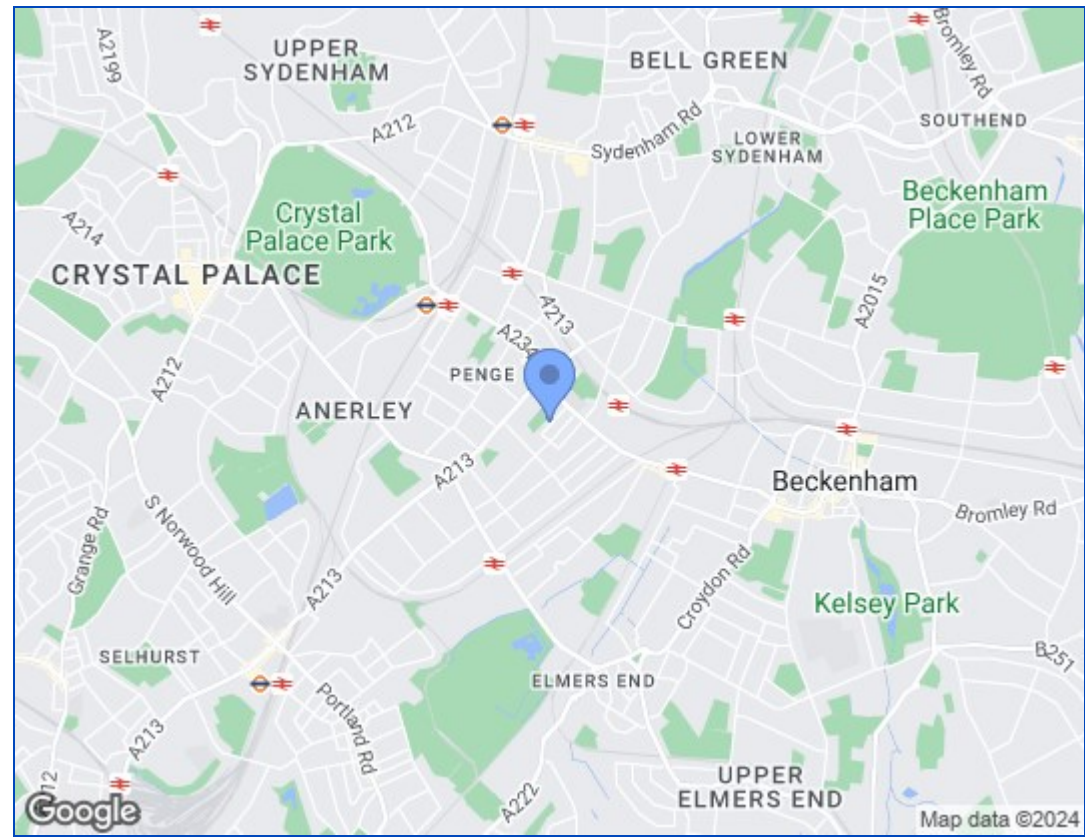
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 559 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 560 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1119 SQ FT / 104 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

Kenilworth Road	
date	13/03/24
photoplan	



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			
		73	86
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

