



Westbury Road, Penge

Offers In Excess Of £625,000



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Property Summary

Propertyworld is delighted to bring to market this spacious three-bedroom mid terrace, 1940's family home in highly sought after Westbury Road in Penge. The property has been a well-loved home for many years, and whilst requiring some internal updating, is clean, well presented, and turnkey ready. The property is offered with vacant possession and no chain.

The accommodation is blessed with an abundance of natural light, with spacious rooms throughout the house, and further room to extend both to the rear and into the loft, subject to the usual regulations.

On the ground floor the 30ft plus double reception room takes centre stage; a huge room that provides ample room for both a comfortable seating area as well as a formal dining space. It is double aspect, with patio doors opening into the pretty South facing, private rear garden. The kitchen is galley style, which leads through internal double-glazed door to a separate lean-to, utility space.

Upstairs you will find three bedrooms, two spacious doubles and a large single, study or office, as well as a good size family bathroom. As mentioned, the loft is huge and could be converted if wanted.

Location wise, the property is in a quiet one-way residential road, close to Penge High Street and numerous train and tram stations. You can stroll into Penge high street or to Beckenham, ensuring you have a huge range of fabulous neighbourhood restaurants, coffee shops, gastropubs, and independent outlets. There are several green spaces and parks close by, as well several primary schools.

This is a lovely family home that offers the opportunity to put your own stamp on it, and to add value!

Penge Sales
 020 8659 1005
www.propertyworlduk.net

Property Summary

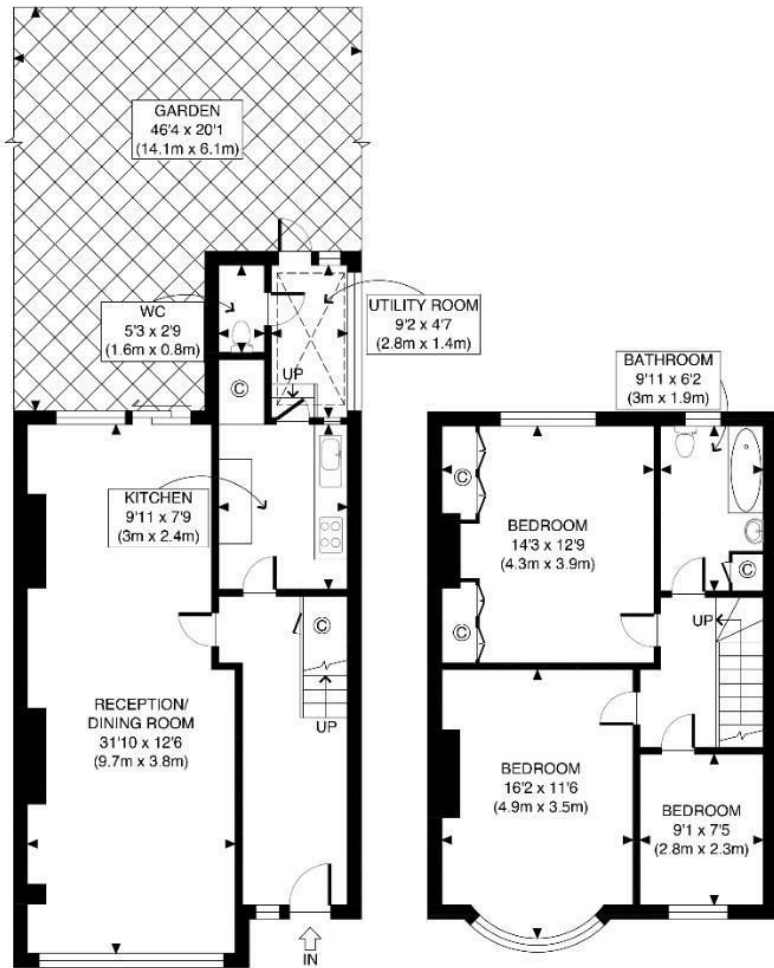
- Three bedrooms
- 1940's family home
- Open-plan 30ft lounge
- Potential to upgrade
- Additional ground floor W/c
- Gas central heated and Double glazed
- No onward chain and vacant possession
- Sought after location
- Epc rated D
- Council Tax band D

Our Vendor Loves...

"This has been a much loved home for our family for many decades. It is full of fond memories and love. The location is great with everything you could possibly need within easy walking distance. The time has now come for us to sell - we hope the new owners cherish this house as much as our family has."







GROSS INTERNAL FLOOR AREA 667 SQ FT

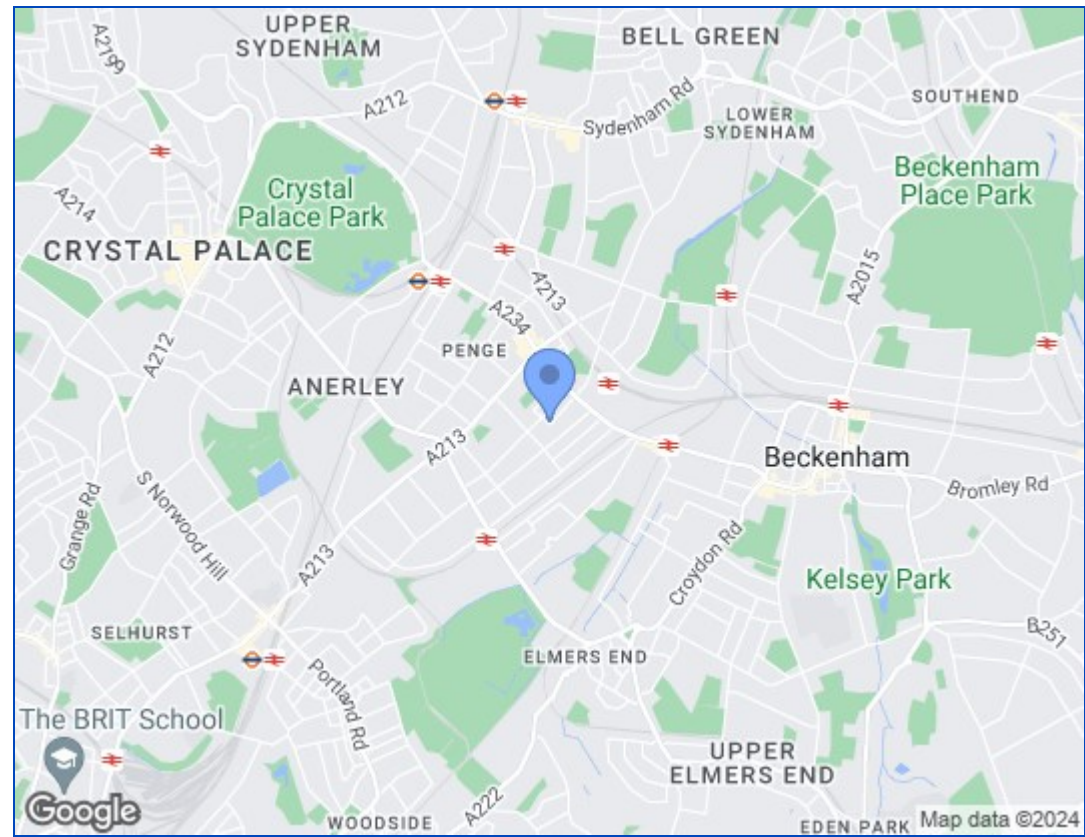
FIRST FLOOR GROSS INTERNAL FLOOR AREA 569 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1236 SQ FT / 115 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

Westbury Road

date 18/03/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

