



## Parish Lane, Penge

Offers In Excess Of £620,000



3



1



2



C



## Property Summary

Propertyworld is proud to present this stunning, immaculately presented, three bedroom 1940's terrace house in Parish Lane, Penge. The property has been stylishly upgraded by the current owners, with well-chosen contemporary touches, married with period detailing; the results are impressive. Spacious, well-proportioned accommodation that is bursting with natural light; this house is a pure delight.

Solid wooden oak flooring with underfloor heating runs throughout the ground floor, with recessed lighting and neutral décor adding to the clean, modern feel. The main reception to the front is cosy and welcoming and features a gorgeous period fireplace and working fire. The rear reception and kitchen have been opened, creating a wonderful kitchen diner which is the hub of the house. Handleless fitted units provide an abundance of storage, and host an array of integrated appliances. There is plenty of room for a large dining area, and it is the perfect spot to enjoy the incredible South West facing rear garden through the bifold patio doors. Packed with mature plants and shrubs, and with a pretty lawn and raised patio area, it is the perfect spot to relax and entertain loved ones.

Upstairs you will find three bedrooms, two genuine doubles, and a single bedroom or versatile home office/study. The bathroom is equally contemporary and well presented. There is a loft that can be converted if required to create a large fourth bedroom /ensuite.

Location wise it is hard to beat, a stone's throw from Penge High Street with its wide choice of gastropubs, coffee shops, neighbourhood restaurants and shops. Beckenham is also an easy walk away with multiple eating and dining options. There are four mainline stations all within a 5–10 minute walk providing excellent links into the city and beyond. Crystal Palace Park and several other green spaces are also nearby.

This is a gorgeous house, and we anticipate many buyers will agree!

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Three bedroom mid terrace house
- Stunning interior
- Oak flooring throughout ground floor
- Open plan kitchen diner
- Gorgeous landscaped garden
- Large convertible loft
- Two doubles and a single
- Freehold
- EPC Rating C
- Council tax band D

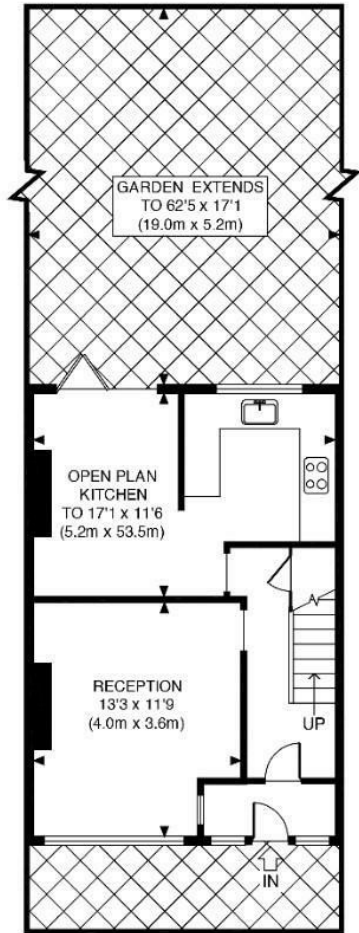
## Our Vendor Loves...

"We have loved living in this home. It is a great space to host family and friends with the open-plan kitchen and dining room backing onto the South-West facing garden. We have had many dinner parties spilling out from the dining room into the patio and garden, which feels spacious given there are no tall buildings at the back of the house. It is a friendly neighbourhood, with lots going on. Alexandra Nurseries is just along the road with the benefits of Penge High Street just a short walk away. The very-close Cator Park has been well-loved by our dogs, as are Crystal Palace Park and Beckenham Place Park. And there is a great choice on schools too. Being so close to Kent House Station, we can be in central London, Victoria, London Bridge or Charing Cross, in between 25 and 35 minutes, which has made balancing work in London with home life really easy."







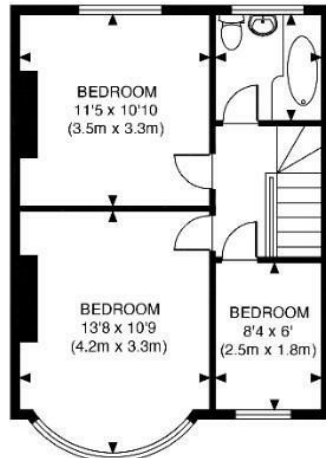


GARDEN EXTENDS TO 62'5 x 17'1 (19.0m x 5.2m)

OPEN PLAN KITCHEN TO 17'1 x 11'6 (5.2m x 5.35m)

RECEPTION 13'3 x 11'9 (4.0m x 3.6m)

GROUND FLOOR GROSS INTERNAL FLOOR AREA 430 SQ FT



BEDROOM 11'5 x 10'10 (3.5m x 3.3m)

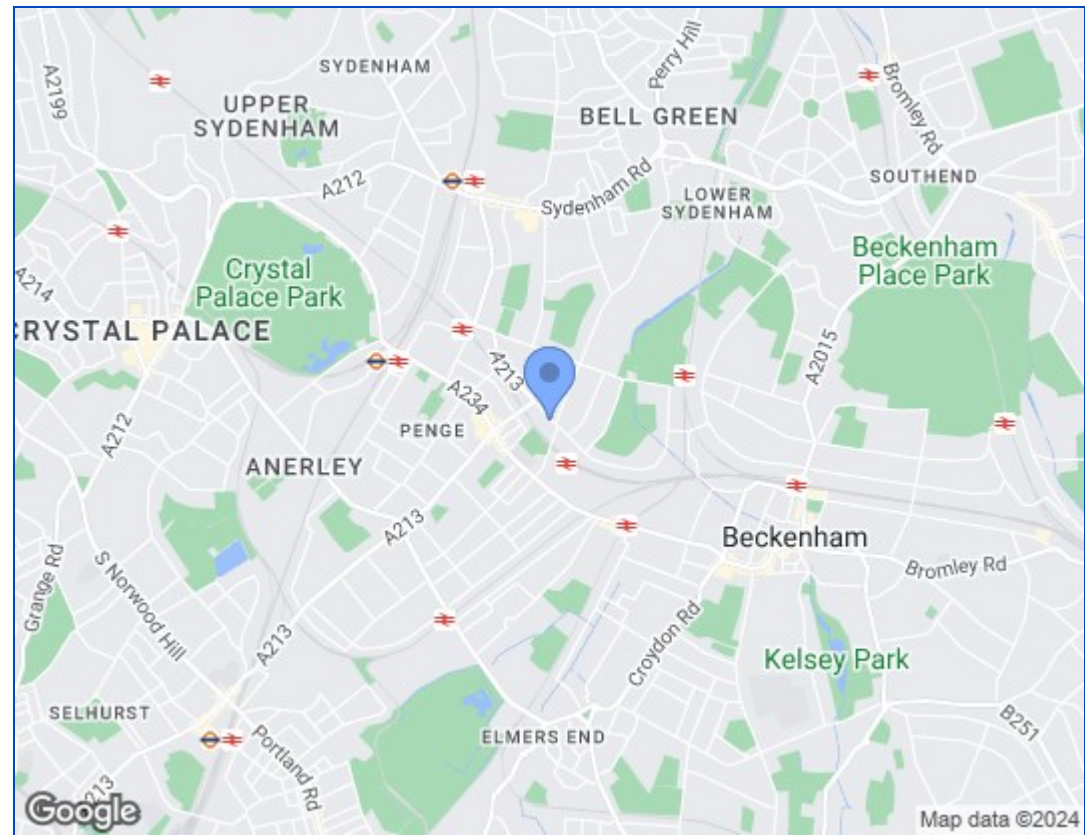
BEDROOM 13'8 x 10'9 (4.2m x 3.3m)

BEDROOM 8'4 x 6' (2.5m x 1.8m)

FIRST FLOOR GROSS INTERNAL FLOOR AREA 399 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M  
Ref: - 160424 Copyright **photo plan**

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		88
(81-91)	B		
(69-80)	C	70	
(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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