



Melvin Road, Penge

Price Guide £550,000



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C

Property Summary

GUIDE PRICE £550,000 - £575,000

Propertyworld is delighted to bring to market this spacious, modern, three bedroom, mid terrace family house with private garage in ever popular Melvin Road, Penge. The property is well presented throughout, with clean lines and neutral décor, and it is blessed with an abundance of natural light. You enter on the ground floor into a small entrance hallway, which provides storage for coats and shoes, and access into the handy downstairs W.C.

The reception room is an incredible 25 ft long, and is double aspect, with a window to the front and patio doors to the rear ensuring the room is flooded in natural light. There is plenty of room to accommodate a dining area as well as comfortable seating area. The kitchen is to the rear, off the reception, with a modern fitted range of wall and base units arranged in a horseshoe layout.

The garden is accessed via the patio doors and is two tiered; there is spacious patio area immediately off the back off the house which is great space to dine alfresco and relax. The lower tier is also had landscaped, but boasts several mature plants and shrubs, as well as access to the garage.

Upstairs you will find three bedrooms, two genuine double bedrooms, and a smaller third which is a single or a versatile home office. The bathroom has a three-piece suite with a contemporary feel, and an over bath shower. Finally, there is a large loft that can be converted (as neighbours have done). Melvin Road is a popular residential road, just minutes from Penge High Street, with its wide range of neighbourhood restaurants, gastropubs, shops, and coffee houses. There are numerous good Primary schools close by, as well as several parks and green spaces including the iconic, award-winning Crystal Palace Park.

This is lovely family home and we are confident many will share our view!

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

- Three bedroom house
- Mid terrace, modern built
- Huge 25ft reception room
- Private garage
- Private garden
- Double glazed
- Modern bathroom
- Huge loft
- EPC rating C
- Council Tax Band D

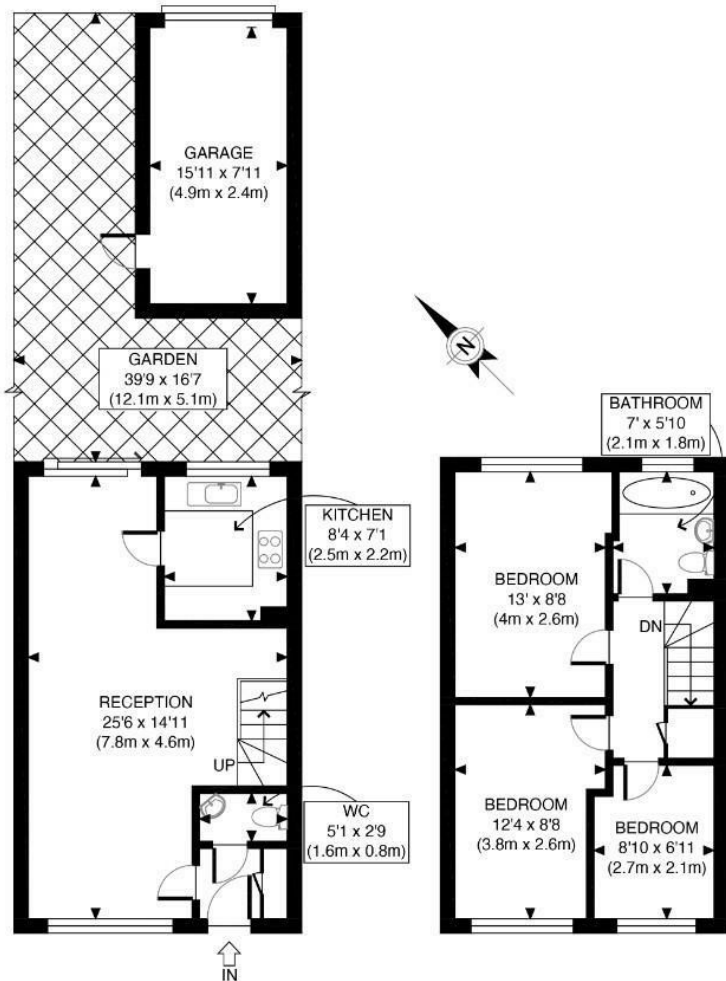
Our Vendor Loves...

We have lived in this house for 22 years and the neighbours have almost become like family.

This really is a lovely house with private parking at the rear of the property and a garage, although best of all is the long evening Sun we get in the garden. The street is pretty and quiet, which has such a community feel to it, where people take the time to greet you and the location is brilliant for getting around, with so many transport links in every corner - buses, overground, National rail, tram etc., making it easy to travel into London and surrounding.





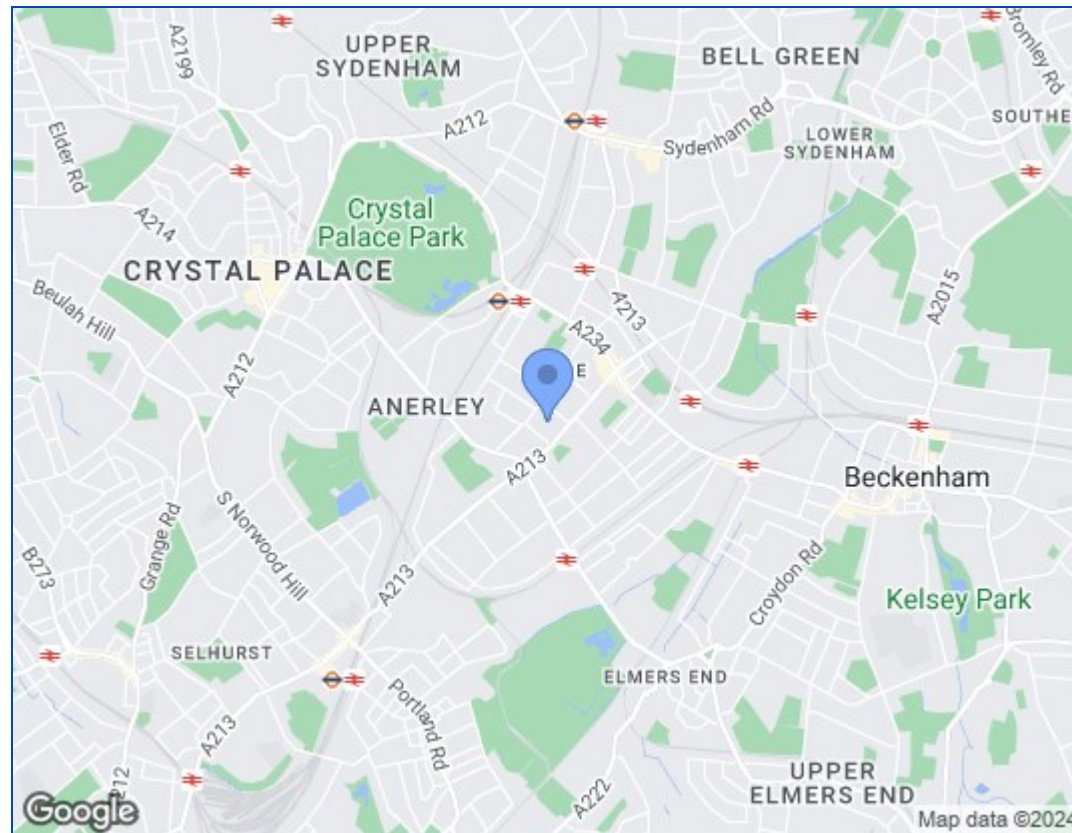


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 380 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 384 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 890 SQ FT / 83 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 764 SQ FT / 71 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

Melvin Road
 date 29/04/24
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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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