



Tennyson Road, Penge

Guide Price £600,000



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D

Property Summary

GUIDE PRICE £600,000 - £625,000

Propertyworld is delighted to bring to market this spacious two / three bedroom, two / three reception Victorian mid terrace house in sought after Tennyson Road, Penge. As the description suggests, the house offers versatile accommodation and can be arranged in several ways. It also benefits from a generous loft room that is currently used as a home office. This can be converted fully if desired to create an additional bedroom and ensuite bathroom.

On the ground floor there are three reception rooms, one of which is used as a third bedroom. The first to the front is the largest, benefitting from a large bay window that floods the room in natural light. The wood burner provides the perfect ingredient for a cosy night in! Reception two, used as a bedroom, is generously proportioned, with the third reception used as a dining room which leads into the kitchen. The kitchen is a long galley style with fitted units either side, and a patio door leading into the 60 ft plus (at it longest) rear garden.

Upstairs there are two spacious double bedrooms, a large family bathroom with three-piece suite and separate walk-in shower. As mentioned, the loft room can be used currently with access via a ladder but can be converted fully if required.

Tennyson Road is a quiet residential road of similar age properties, that is only accessible from one end. As a result, it is very quiet and yet located just minutes from the heart of Penge with its wide range of restaurants, gastropubs, coffee shops and retailers. You are within a short walk of three mainline and overground station including Penge East, Penge West, and New Beckenham so commuting is a doddle. And finally, there are numerous green spaces close by including Alexander Recreation and award winning Crystal Palace Park.

Penge Sales

020 8659 1005

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Property Summary

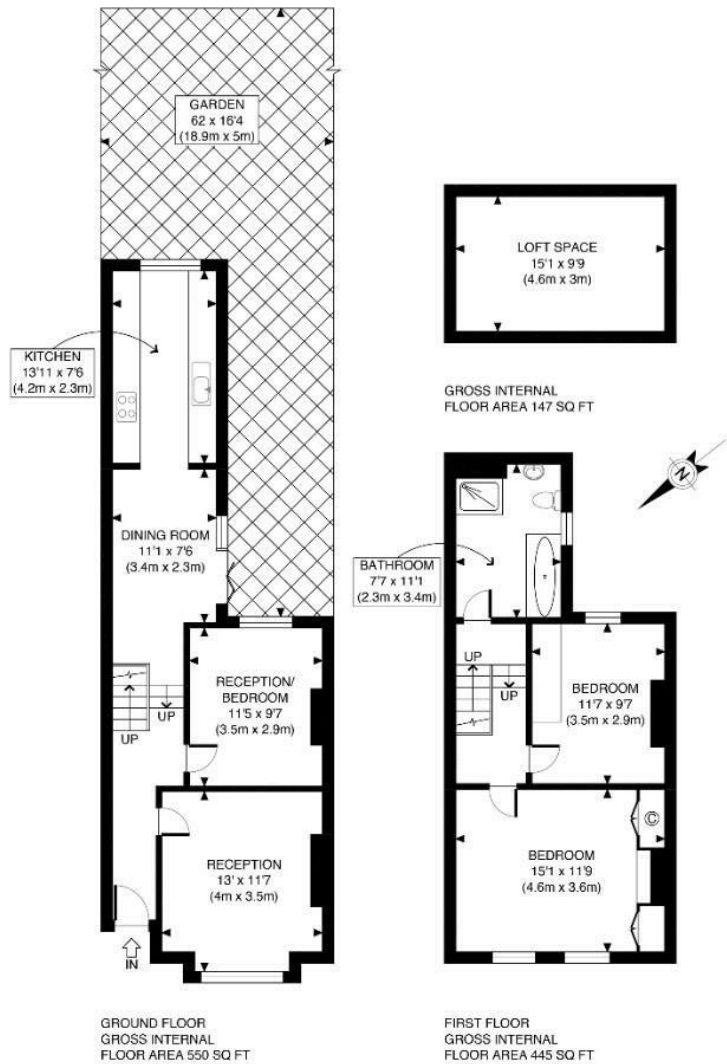
- Two / Three bedrooms
- Two / Three reception rooms
- Victorian mid terrace family home
- Loft room can be fully converted
- 60 ft rear garden
- Wood burner Feature
- Close to numerous stations - Stroll into both Penge and Sydenham centres
- Freehold tenure
- Epc rated
- Council Tax Band D

Our Vendor Loves...

Having outgrown our home, we will miss the bright and spacious rooms and proximity to local shops, restaurants, pubs and especially Crystal Palace Park. The surroundings are quiet and friendly and plenty of excellent amenities. It is perfectly placed for great transport links into central London both day and night, with Overground, National Rail and Night bus services all nearby.





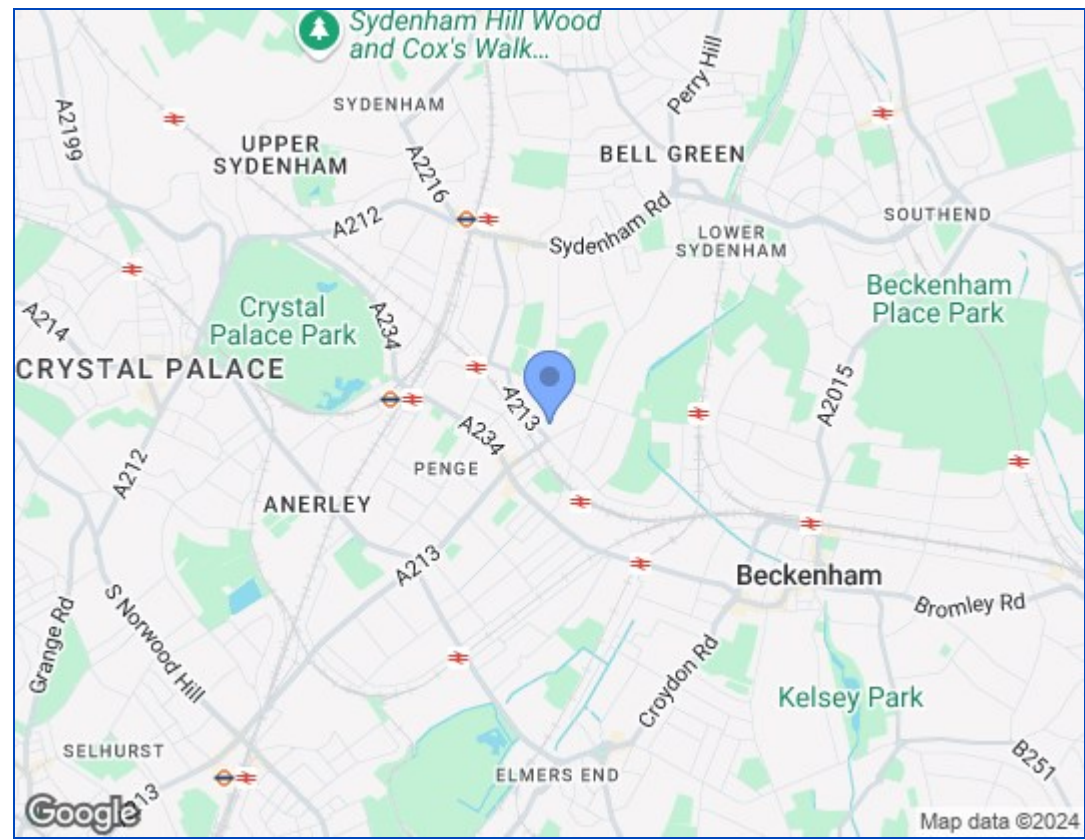


APPROX. GROSS INTERNAL FLOOR AREA WITH LOFT SPACE 1142 SQ FT / 106 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT LOFT SPACE 995 SQ FT / 92 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Tennyson Road

date 12/07/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

