



## Parish Lane, Penge

Guide Price £450,000



## Property Summary

Guide Price £450,000 to £475,000

Propertyworld proudly presents this two double bedroom Victorian cottage to the sales market. With no onward chain, the property does require updating, however overall the rooms are deceptively spacious and so the modernisation opportunities, are endless.

Located close to Penge East train station, with Penge West and Sydenham also easily walkable, it means access to London and beyond, via the tube network is a breeze. There is a wealth of great community restaurants, gastropubs, cafes and independent shops nearby, as well numerous parks and green spaces.

Packed with period charm, this house is ready to enter a new chapter, with a new owner, with accommodation providing as follows: Small hallway into two separate reception rooms, with the second reception having a staircase up to the first floor.

The second reception room leads into the kitchen - measures almost 10ft long, with a range of wall and base cupboards as fitted with extensive work top space for food preparation. There's also a door for access into the garden.

Upstairs on the first sits two double bedrooms and a really large bathroom, W/c offering a three piece bath suite as fitted.

Outside the the rear garden is in excess of 77ft long with patio, and laid lawns and a centred path.

This is an ideal first time buy and almost a blank canvass, to allow any new owner to tailor this home to their own personal specification

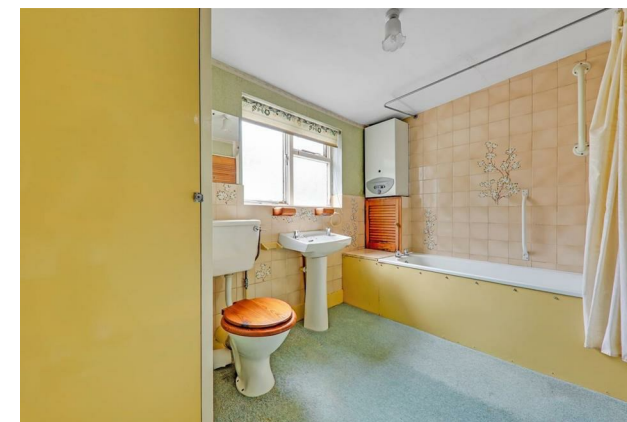
Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two double bedrooms
- Victorian Cottage
- In need of modernisation
- Two reception rooms
- First floor bathroom
- Double glazing
- No onward chain
- Freehold Tenure
- Council Tax Band C
- Epc rated F

## Our Vendor Loves...

We have some fond memories of this house and now its just that time for a new beginning. The house is a lot bigger than you think and the neighbourhood is friendly. Getting around if you haven't got a car is really easy, with transport both for trains and buses into London, surround and beyond literally on your door step.







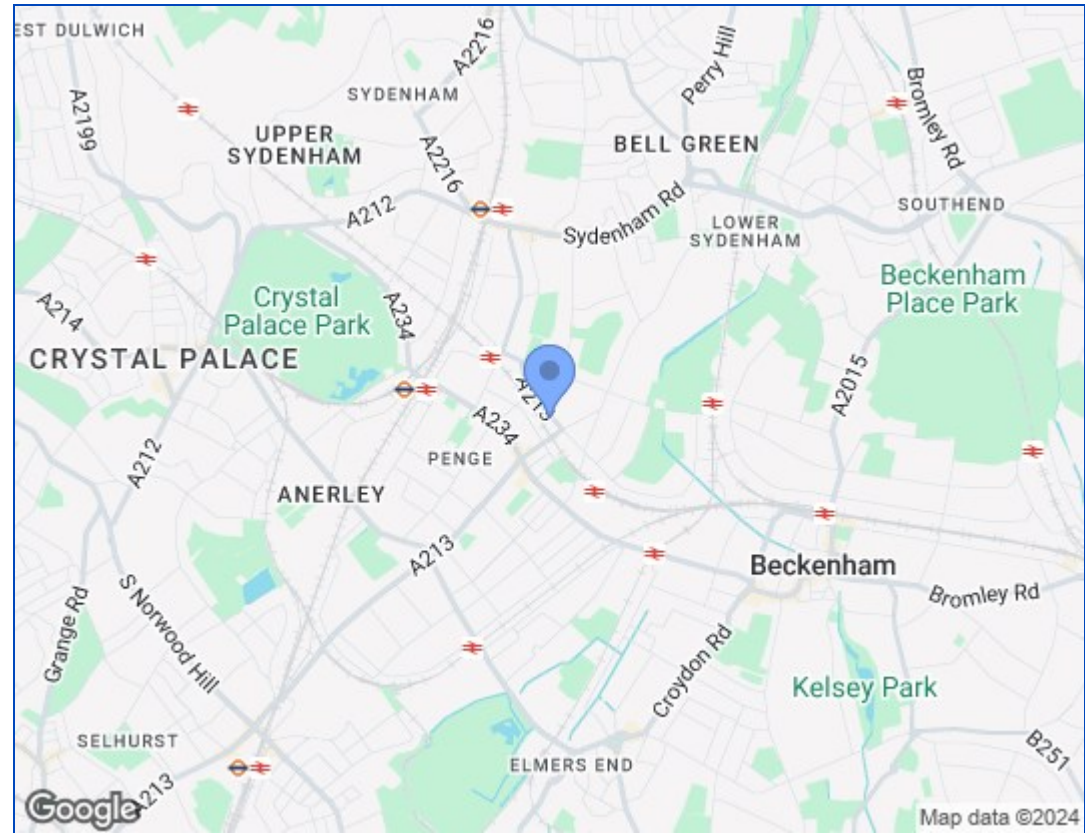
APPROX. GROSS INTERNAL FLOOR AREA 821 SQ FT / 76 SQM

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

Parish Lane

date: 03/09/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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