



Phoenix Road, Penge

Price Guide £850,000



Property Summary

Propertyworld is proud to present this stunning, three bedroom, two reception, Victorian house in sought after Phoenix Road, Penge. Lovingly enhanced by the current owners, the house seamlessly blends a raft of original features and period detailing with contemporary styling and décor. The result is a bright, stylish family home bursting with light and packed with special touches.

This handsome property, a fine example of Victorian architecture, is presented in immaculate condition. You enter an inviting hallway with original stripped wooden flooring, the main reception to the front has a large bay window with refurbished sash windows, original coving and fireplace. The second reception room, used as a formal dining room, is a versatile space that works equally well as a playroom or even fourth bedroom. To the rear is an impressive kitchen diner, a well-designed true 'cooks' kitchen, with bespoke storage units, Forbo Nairn Linoleum flooring, integrated Miele oven and hob and Liebherr integrated fridge freezer. There is ample room for a dining space, with fabulous views of the garden through the double patio doors. Southwest facing, with an abundance of mature shrubs, plants, and trees, it is a colourful, tranquil, oasis.

Upstairs there are three bedrooms, all three are doubles, the two largest boast original fireplaces, the principal to the front comes with integrated wardrobes and benefits from both a large bay and additional sash window. The second bedroom is currently used as a home office. The bathroom has a contemporary three piece suite with a separate shower.

There is ample storage throughout the house, much of it clever, bespoke carpentry, together with two loft spaces (which can be converted).

It is located in a gorgeous residential road, a stone's throw from Penge High Street, with its array of amenities, gastropubs and restaurants and close to abundant green spaces, and numerous train/overground station. Quite simply this house has it all!

Penge Sales
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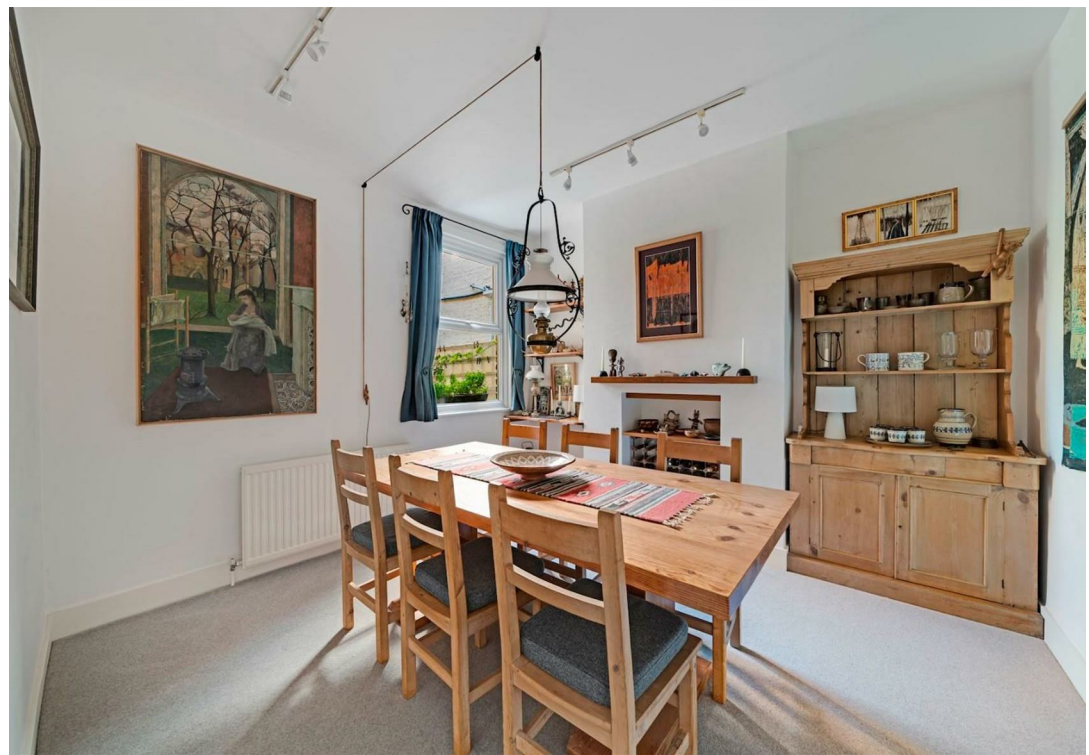
Property Summary

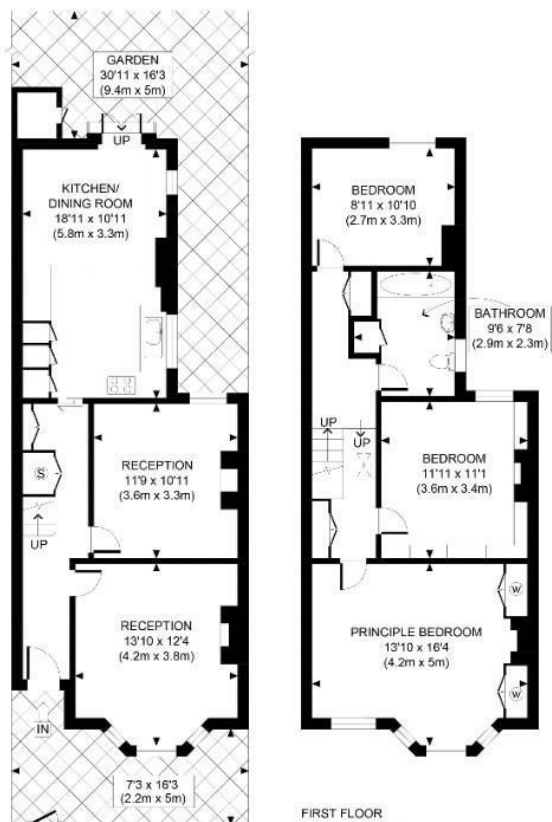
- Three bedroom Victorian house
- Two reception rooms
- Kitchen diner
- Packed with period features
- Stylish interior
- South West facing mature garden
- Large convertible loft
- Sought after location
- EPC Rating
- Council Tax Band D

Our Vendor Loves...

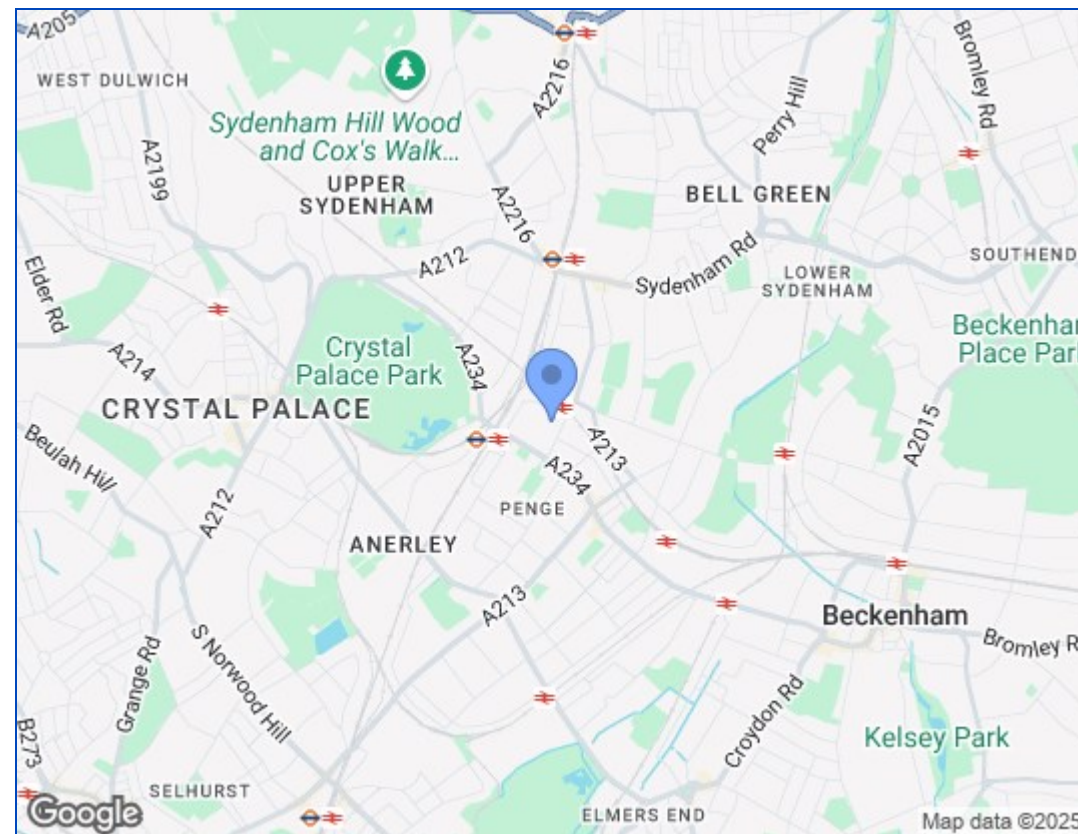
"This has been a wonderful home for the past thirty four years, and we will be sad to leave. It has been a pleasure to maintain and enhance our home, and the layout has proved itself to be versatile to the changing needs of our family over the years. The location has been exceptional - quiet, convenient and neighbourly. Most of all we will miss the beautiful outlook over our garden and beyond."







APPROX. GROSS INTERNAL FLOOR AREA 1217 SQ FT / 113 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	
Phoenix Road	date: 08/06/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(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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