



Green Lane, Penge

Price Guide £575,000



Property Summary

Price Guide £575,000 - £600,000

Propertyworld is delighted to present this spacious three bedroom, two reception, mid terrace Edwardian house with a gorgeous 60ft South Easterly rear garden in Green Lane, Penge.

The accommodation is light and airy, with plenty of natural light. On the ground floor you will find two reception rooms, the second has been opened with the kitchen to create a spacious kitchen diner. The front reception is almost 15 feet long, into the bay window, which floods the room in natural light.

Upstairs there are three bedrooms, two of which are genuine doubles whilst the third is a single. There is a well-appointed family bathroom with a three piece white suite and tiled walls.

The garden is a delightful space and has been well looked after. Mainly lawn, with a plant border, it is a wonderful, quiet, space to relax and enjoy with family and friends.

The house has been in the family for many years and now comes with no onward chain.

There is a great opportunity for a new owner to put their personal stamp on this family home - including the option to extend if required, either to the rear or to convert the loft - subject to the usual planning consents and procedures.

Located in the heart of Penge, you are just a minute walk away from the High Street with its wide range of restaurants, gastropubs, retail outlets and coffee shops. Several green spaces are close including the award winning Crystal Palace Park, with several good primary schools also close. You have a wide choice of transport options with three mainline and Overground stations all walkable including Penge East, Penge West and Kent House.

This is a super house with bags of potential – must be viewed!

Penge Sales

020 8659 1005

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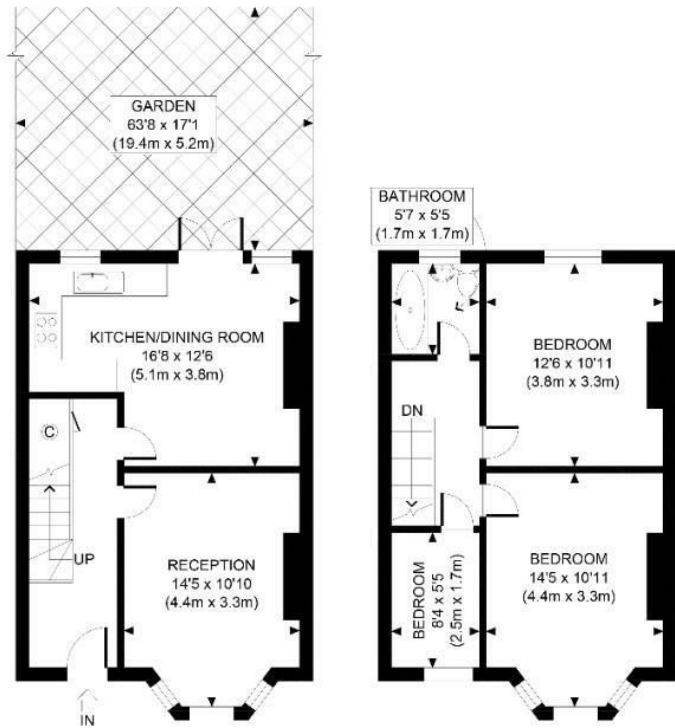
Property Summary

- Three bedrooms
- Edwardian
- Central location in Penge
- Beautifully maintained 69ft approx. South East facing rear garden
- NO ONWARD CHAIN
- Gas central heated
- First floor bathroom, W/c
- Freehold Tenure
- EPC Rating C
- Council Tax band D

Our Vendor Loves...







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 429 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 431 SQ FT

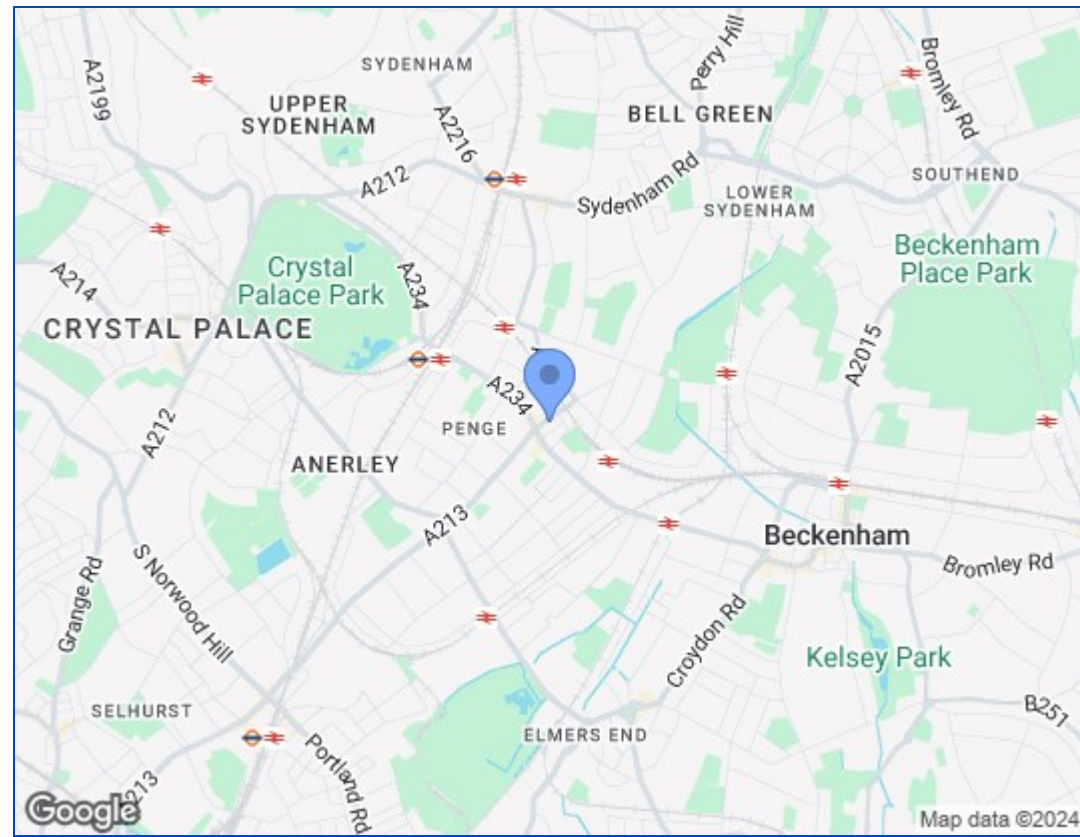
APPROX. GROSS INTERNAL FLOOR AREA 860 SQ FT / 80 SQM

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

Green Lane

date 19/09/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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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