



Kenilworth Road, Penge

Asking Price £350,000



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Property Summary

Propertyworld present what we believe is an ideal purchase for any first time buyer looking to get onto the property ladder! Rarely available within SE20, is this ONE BEDROOM, FREEHOLD, HOUSE!

Situated within a much sought after street of more period style homes, this is a rare find.

On the borders of Beckenham, Transport is readily available via trains - Kent House and Clock house.

Accessing this particular property seems very private - via a beautiful and tranquil private garden.

The ground floor provides an open-plan lounge, a standard staircase to the first floor. The kitchen sits to the rear of the property and has ample room for appliances.

Upstairs, on the first floor, is a spacious bedroom, whilst to the rear of the landing is a bathroom, W/c, offering a three piece bath suite.

Outside, this property comes with a fantastic private garden. Laid lawn, flooded in in sunlight and flowing on to the house.

With an unusual way of accessing the property, we believe this is a must have home for any first time buyer!

Property Summary

- One bedroom
- End of terraced house
- Modern build
- First floor bathroom, W/c
- Large Private Garden
- Rare find
- Not to be missed
- Freehold Tenure
- Epc rated D
- Council Tax band C

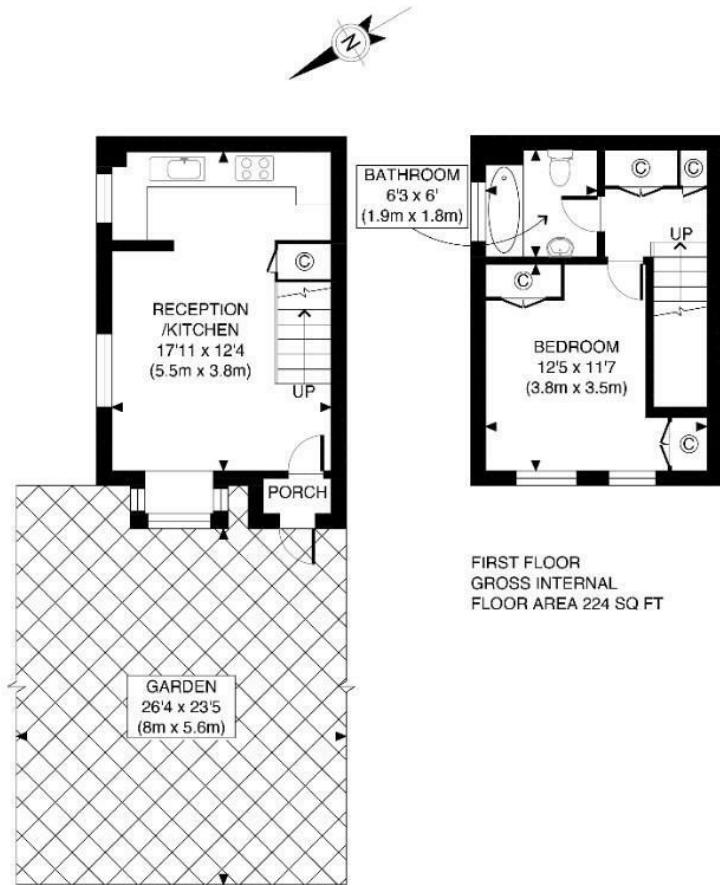
Our Vendor Loves...

The layout of this property is simply amazing. Its a very secluded home and feels so private. The house is bright, airy and so peaceful along with the lovely views over my garden.

The surroundings are quiet and friendly and plenty of excellent amenities close by. 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.



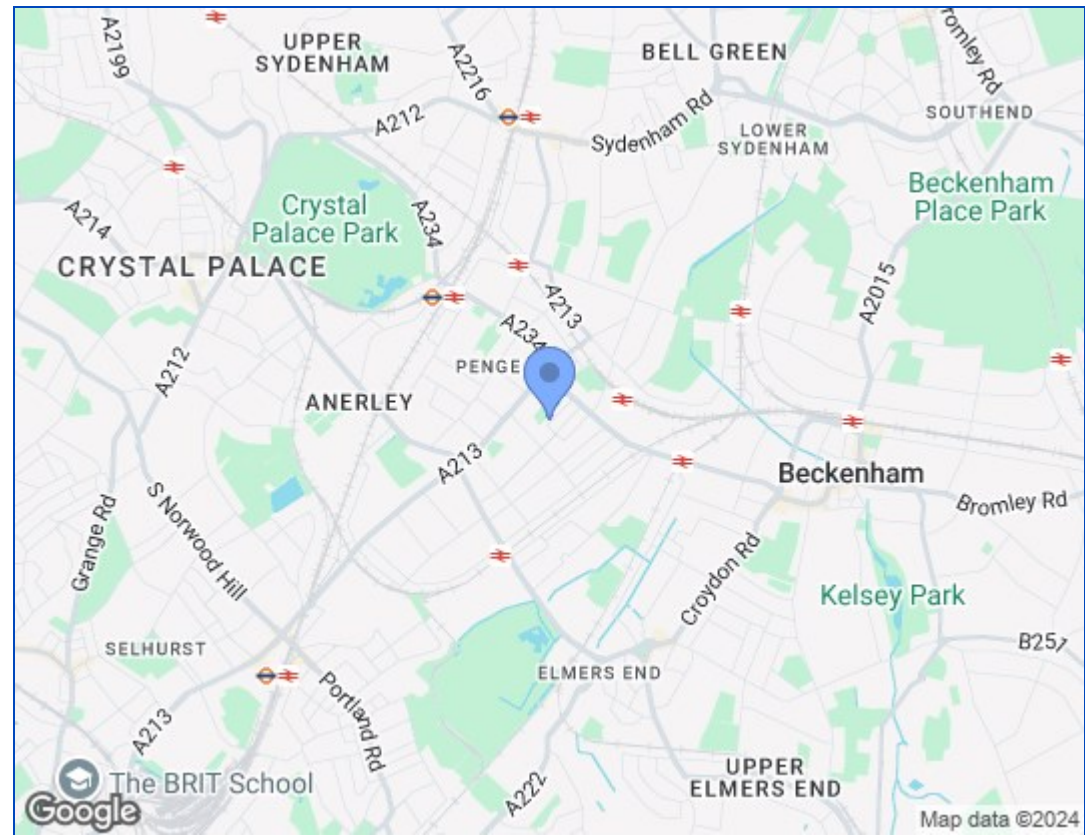




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 224 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 239 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 463 SQ FT / 43 SQM	Kenilworth Road
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	date: 23/09/24 photoplan



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