



## Stodart Road, Penge

£900,000



6



1



4



E



## Property Summary

Propertyworld has great pleasure in bringing to market this substantial six bedroom, four reception room, semi detached Victorian villa located in Stodart Road. The property is packed with period features and, once fully modernised, represents an opportunity to own a hugely impressive home.

A much-loved house that has been in the family for 70 years, through three generations, the property oozes history, character and happy memories. It boasts almost 2000 sq ft of living space, which is flooded in natural light, and is blessed with a 70ft South facing garden. This delightful house will undoubtedly create many more special memories for the lucky new custodians.

Period features run throughout including original fireplaces, stain glass windows, decorative plaster work, cornicing and original wooden flooring.

The ground floor comprises four reception rooms, all generously proportioned, together with a kitchen. There are various ways this could be configured in the future including the creation of a stunning open plan kitchen diner.

On the first floor you will find four spacious double bedrooms and a family bathroom. On the second floor there are two additional double bedrooms.

The garden is a tranquil oasis, enjoying direct sun all day, with an array of mature fruit trees, shrubs and plants. The house also has a front garden that can be used as off street parking although Stodart Road provides ample parking.

Just a short walk from the heart of Penge, there's a range of restaurants, gastropubs, coffee shops and retail outlets, nearby. For transport, by rail there's Penge East, Anerley and Birkbeck Rail Station, whilst the award-winning Crystal Palace Park is just minutes away for leisure. With several well-regarded Primary schools nearby, this ticks all the boxes for an aspirational family.

The opportunities are endless. And with care and love this house, once restored to its full glory will provide endless pleasure for the lucky new owners.

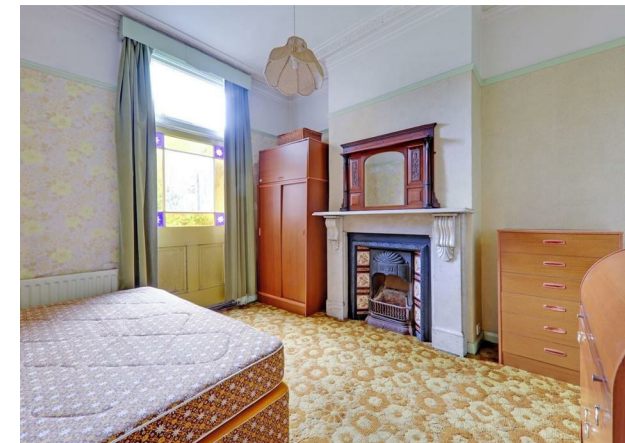
Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Six Bedroom Victorian Villa
- Semi detached
- Arranged over three floors
- Four reception rooms
- Packed with period features throughout
- In need of modernisation
- Vacant possession and no onward chain
- Freehold Tenure
- Council tax band E
- Epc rating TBC

## Our Vendor Loves...

"The house has been in our family since 1954, since when three generations have lived here together. We love the sheer amount of space, the amazing and beautiful original Victorian features, history, and big garden. The ground floor reception rooms, once one large room divided by Victorian bi-fold doors, still have lovely marbled and tiled fireplaces and exquisite decorative plasterwork on the ceilings – fascinating for me as a child. As children, we could run around and play inside and out, enjoying games of 'French' cricket and badminton in the garden. Christmas was always a fun and memorable time with the gathering of the family around the Christmas tree in the lounge where a roaring fire had been lit. We would be playing board games or sliding down the very long banister rail. In autumn our Victorian apple trees (a Bramley and a Cox) would provide an abundant harvest of fruit from which our mum would create many delicious treats. In summer we would visit the famous Crystal Palace Park to have a picnic and row boats on the lake or attend classical concerts and pop concerts, including memorably Bob Marley. Many a fun time was had flying our model aircraft with dad and our uncle at the local Betts Park. We hope whoever buys this beautiful Victorian house will have as much fun living in it whilst making it their home."







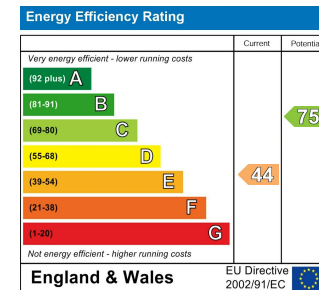
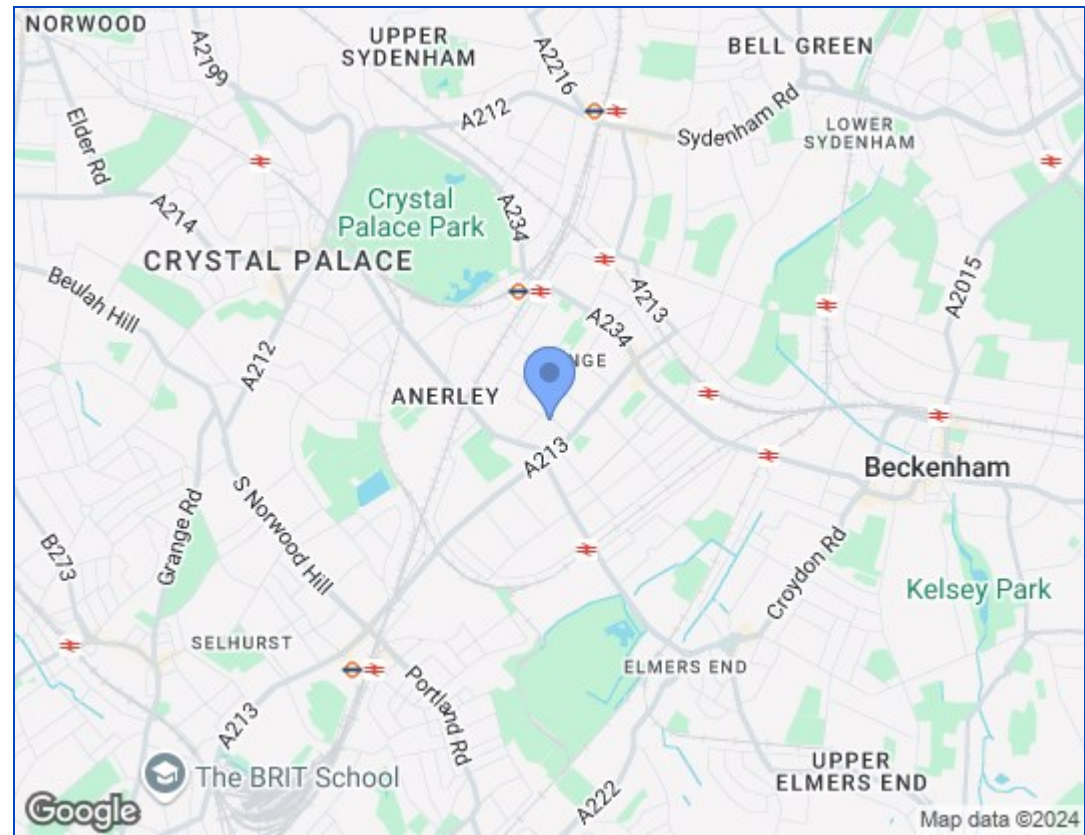




**APPROX. GROSS INTERNAL FLOOR AREA 1956 SQ FT / 182 SQM**      **Maple House**

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.

01/10/24      **photoplan**



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