



Chartwell Way, Penge

Asking Price £435,000



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Property Summary

Propertyworld present this modern built, terraced house, to the Sales market.

Situated within a quite, cul-de sac location, its hard to believe you are minutes walk of the vibrant High Street Penge for all local amenities. Best of all, the location is en-route to the much sought after CRYSTAL PALACE TRIANGLE!

For those seeking an almost hidden away and tranquil location, this is definitely a home not to missed and so the highlights of this property are as follows:

Entrance hall, with staircase to first floor, boasting an open lounge, measuring almost 19 ft long, whilst to the rear, sits the kitchen, stretching across the width of the property with range of wall base cupboards, including a partially aspect door to the garden. The garden is offers a laid patio and is blessed with plenty of sunshine, especially in Summer months, of course.

Upstairs on the first floor, there are two bedrooms and a bathroom, W/c, situated along the hall between both bedrooms. However the real advantage of this house is the off street parking to front best of all the GARAGE TO REAR!

With the Crystal Palace Triangle close by, there are many bars and restaurants to be enjoyed at your leisure. Located in the upper part of Penge, this property is just a short walk from Anerley train station. It also has easy access to both Crystal Palace and Penge East stations, offering a number of options for an easy commute into town.

Penge Sales
020 8659 1005
www.propertyworlduk.net

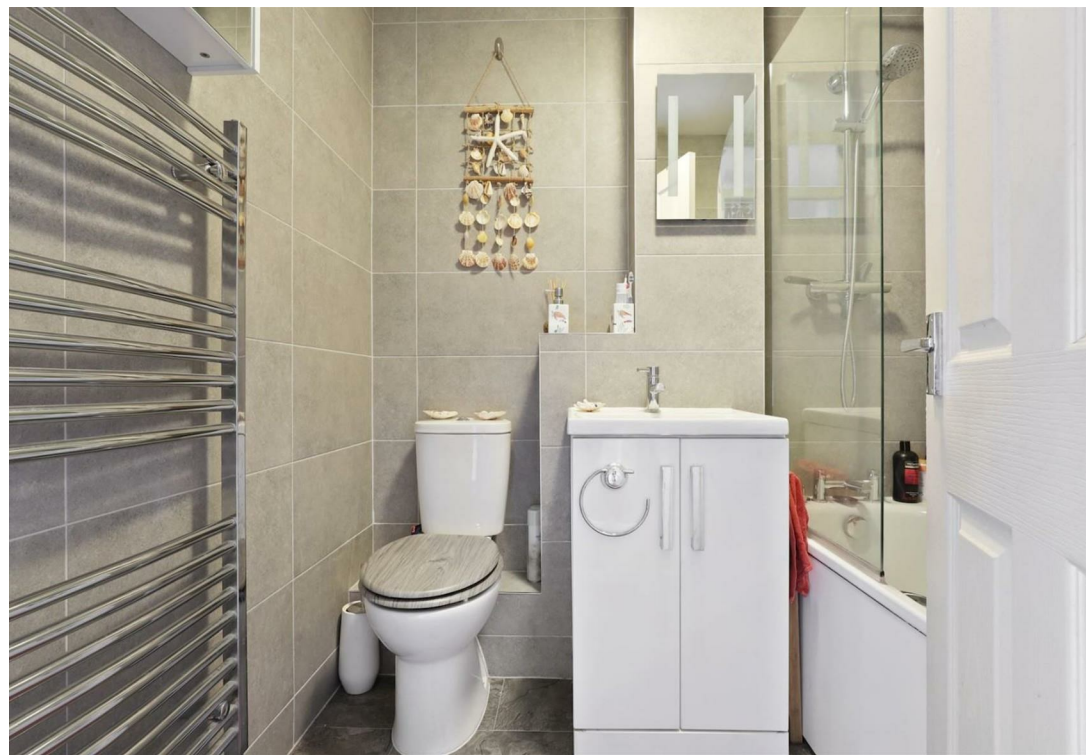
Property Summary

- Two bedrooms
- Modern build house
- Large lounge
- Off road parking to front
- Garage en-bloc to rear
- Double glazed
- Gas central heated
- Freehold Tenure
- Epc rated C
- Council Tax Band D

Our Vendor Loves...

We've had a great time in this house and will be sad to leave. It was the perfect first-time buy for us. We've loved having our own back garden to socialise in during the summer months. The street is quiet and the neighbours are friendly. The transport links to London are great, with Anerley station for the Windrush Line only a five minute walk away. Penge High Street and the Crystal Palace triangle are close by with a good selection of restaurants and shops. Crystal Palace Park is also on your doorstep and is perfect for a walk around with its café and Sunday food market. We are selling as we need to be closer to family and must therefore move away from this area, which we'll greatly miss.





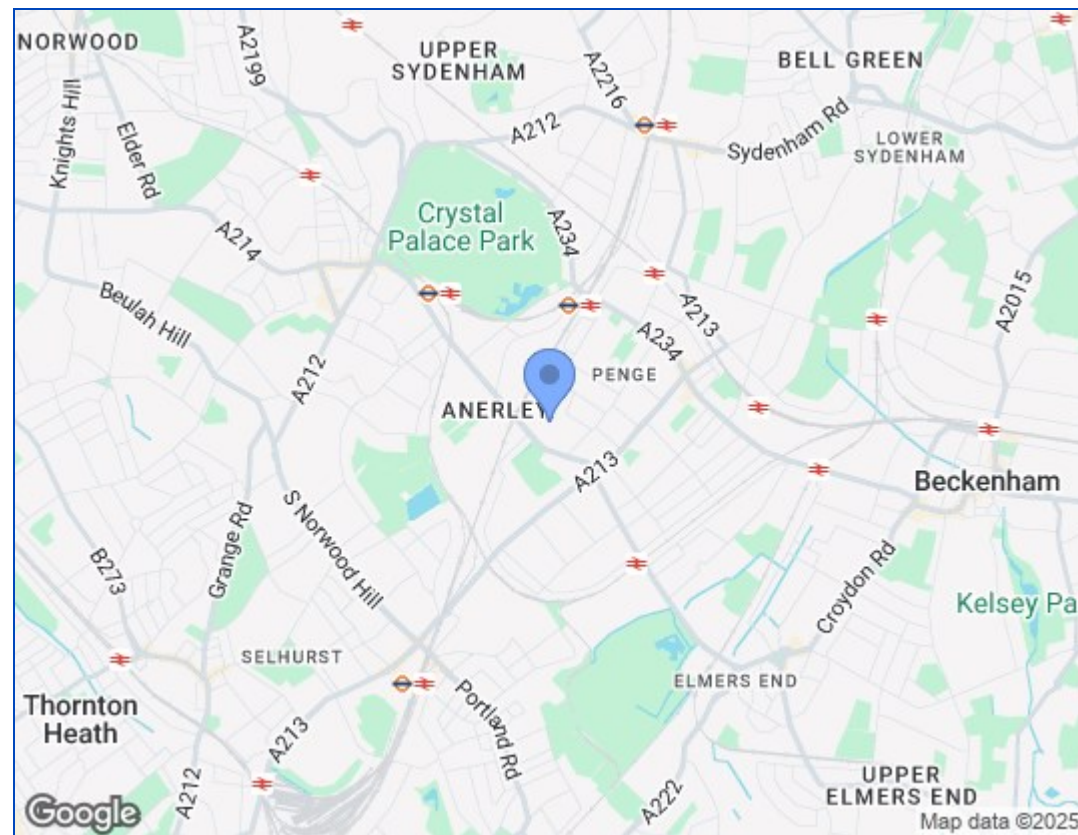


APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 804 SQ FT / 75 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 562 SQ FT / 52 SQM

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

date 04/03/25

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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