



Clevedon Road, Penge

Price Guide £700,000



Property Summary

GUIDE PRICE £700,000 - £750,000

Propertyworld is delighted to present this much loved three bedroom, mid-terrace family home on the ever-popular Clevedon Road, Penge. This welcoming property boasts two reception rooms, a stunning 53ft southeast-facing garden, and exciting potential to extend into the loft (STPP).

The ground floor offers a bright and spacious front reception, flooded with natural light, and a separate dining room with double French patio doors opening onto the patio. The stylish galley kitchen, featuring modern white units, also provides direct access to the patio immediately off the rear of the property, creating a seamless indoor-outdoor flow. The private garden is a peaceful suntrap, with the separate patio area ideal for al fresco dining.

Upstairs, there are three well-proportioned bedrooms—two generous doubles and a good-sized single. The loft space offers excellent potential for conversion, allowing the possibility of a fourth bedroom. Further benefits include double glazing throughout, French doors added less than ten years ago, and a boiler replaced in 2018.

Clevedon Road is a quiet, community-focused street just moments from Penge High Street, where you'll find an array of independent coffee shops, gastropubs, restaurants, and retail outlets. Transport links are excellent, with Kent House, Penge East, and Birkbeck stations all within walking distance, offering fast and frequent services into Central London. Parking is also good, adding to the convenience of this superb home. Finally there are numerous green spaces and parks close by including Royston Fields and the award winning Crystal Palace Park.

A rare find in a sought-after location—don't miss out! Call Propertyworld today to view.

Penge Sales
020 8659 1005
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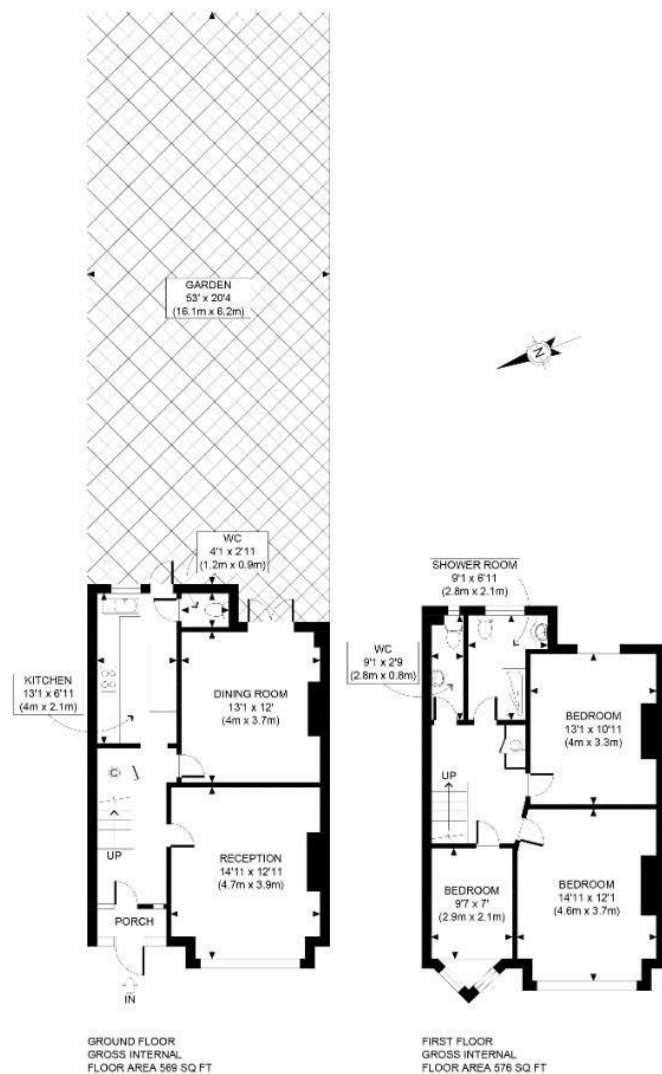
- Three bedroom family home
- Two separate receptions
- Quiet residential road with strong community spirit
- Gorgeous SE facing garden with separate patio
- Full of natural light
- Immaculately presented
- Large loft that can be converted
- Close to transport, parks, and shops
- Council Tax band D
- EPC Rating C

Our Vendor Loves...

"Clevedon Road has been a well-loved family home for the last sixty years. The garden is peaceful, with a sun drenched patio. Over the years we have grown fruit and vegetables and each year, wild raspberries appear at the end of the garden. It is situated in a quiet road where the neighbours are warm and friendly, and there has always been a strong sense of community along Clevedon Road. There is good parking outside, and also three electrical car chargers can be found at the top of the road. Only a short walk from the property is a playing field which we cross to get to Sainsburys and the High Street, so no need to use a car for local shopping. The transport links are brilliant - with direct and speedy lines into London Victoria and Charing Cross, plus the Overground, local tram and bus operations mean we are one of the best served areas in London. There is so much to love about the area, from the local independent restaurants, artful Penge murals, bars, independent coffee shops and local breweries."



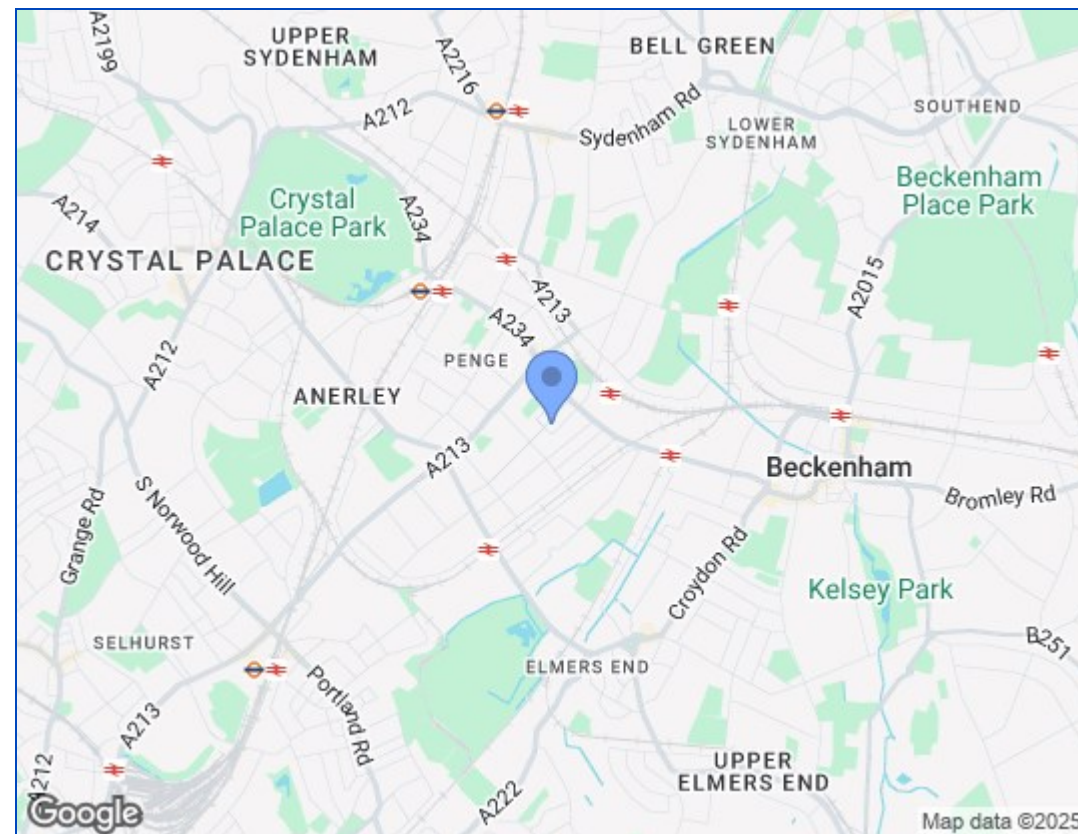




APPROX. GROSS INTERNAL FLOOR AREA 1145 SQ FT / 106 SQM

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

Clevedon Road
KAC 05/03/26
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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