



Kenilworth Road, Penge

Price Guide £825,000



Property Summary

Guide price £825,000 - £850,000

Propertyworld is delighted to present this stunning four-bedroom Edwardian house, lovingly upgraded by the current owners over the last five years. Offered in superb condition, the property perfectly blends period charm with modern touches, boasting high ceilings, gorgeous natural light, and a stylish interior.

The ground floor features a breath taking 25ft reception/dining room, with engineered oak flooring, a window seat, and two period fireplaces. This leads seamlessly into a gorgeous kitchen, installed in 2021.

On the first floor, there are two double bedrooms and a beautifully designed family bathroom. The main bedroom features a charming period fireplace and bespoke wardrobes.

The top floor is home to the master suite, a nearly 19ft-wide retreat with extensive eaves storage and an elegant ensuite shower room, recently upgraded with a Crosswater shower, Claybrook tiling, and a restored vintage cabinet with a marble-top vanity unit. A further bedroom completes this floor.

The recently upgraded boiler and new radiators ensure energy efficiency, while the southeast-facing garden is a true highlight, featuring a versatile garden room—ideal as a home office or studio.

Kenilworth Road is a sought-after, friendly street just off Penge High Street, offering easy access to cafés, restaurants, gastropubs, and retail outlets. The annual street party reflects the wonderful community spirit of this fantastic location.

A stunning family home in an unbeatable spot—early viewing is highly recommended!

Penge Sales
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Property Summary

- Four bedrooms Edwardian house
- Lovingly upgraded throughout
- Full of period features
- Stunning 25 ft reception room with two period fireplaces
- An abundance of natural light throughout
- South Easterly garden with garden room
- Sought after road close to all amenities
- Immaculately presented
- Council Tax Band D
- EPC rated D

Our Vendor Loves...

"We've loved making this our family home for the last five years. The house has spacious rooms with high ceilings, period features and loads of natural light. The window seat in the lounge is the perfect spot to relax and soak up the afternoon sunshine. The garden is peaceful and in the summer it's perfect for BBQs with friends and family. We're so well connected, with several train stations and bus routes nearby and Penge high street just on the doorstep. We've really valued the incredible community on Kenilworth Road and enjoyed many of its infamous street parties!"







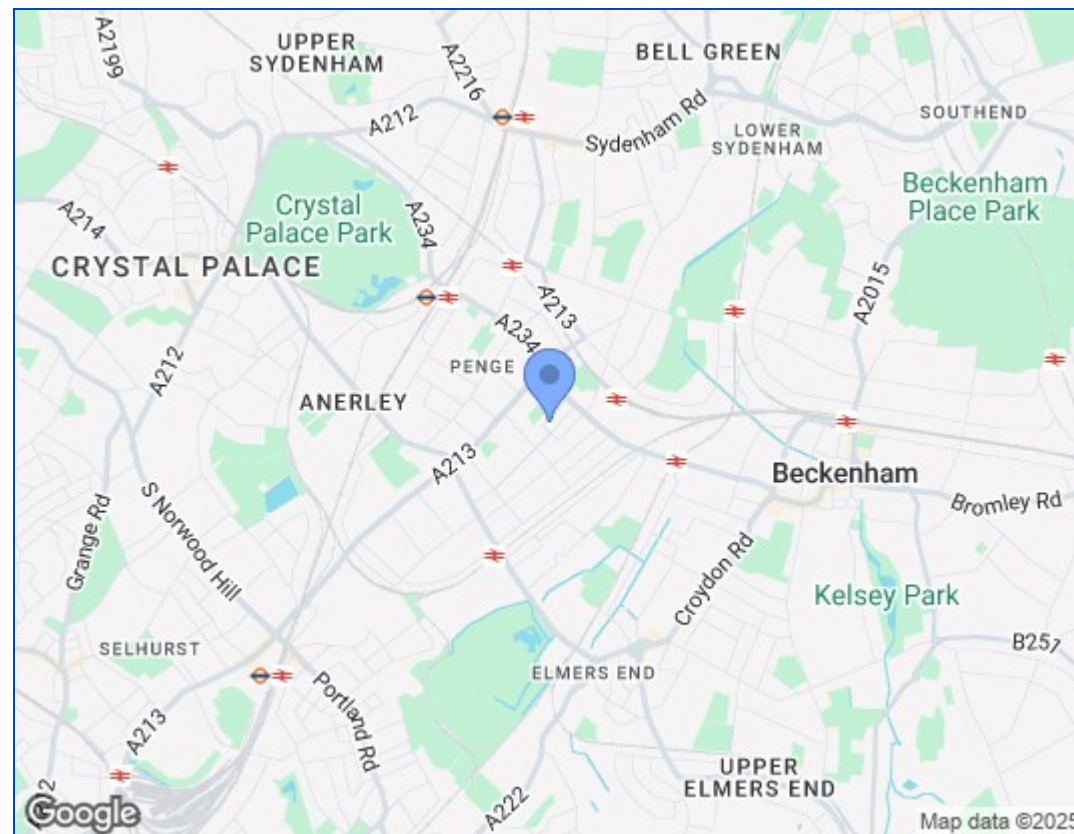
APPROX. GROSS INTERNAL FLOOR AREA WITH GARDEN ROOM/EAVES 1522 SQ FT / 141 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARDEN ROOM/EAVES 1352 SQ FT / 126 SQM

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

Kenilworth Road

date 27/03/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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