



Franklin Road, Penge

Offers In Excess Of £900,000



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Property Summary

Bought As Seen!

Propertyworld proudly presents what we would describe as a rare find - being a home with endless opportunities, boasting space with period charm.

Built over three floors, the overall size of the house is a whopping 1,978 Sq. ft (inclusive of the integral garage)

Sitting with the heart of Penge, this home is minutes walk of the bustling high street for local amenities, eateries and gastropubs, as well as THREE MAINLINE RAILWAY STATION - available at either Penge West Anerley and Kent House, However best of all the Iconic Crystal Palace Park is just a stroll walk away.

The property does require complete modernisation throughout and at present divided into two almost two separate dwellings.

To summarize is as follows:

The ground floor offers four rooms - being kitchen, two reception rooms and a large study over 12ft x 11ft, not forgetting the garage measuring in excess of 27ft long.

On the first floor there are 6-7 rooms, currently arranged as having three bathrooms, W/c, two bedrooms, a lounge and a kitchen - all of which are doubles in size.

On the third and final floor, there are two further bedrooms, one single bedroom and very generously sized L-shaped room.

Outside, the rear garden is in excess of 90ft long and pretty wide too. There's a also nice sized front garden with access to the garage and drive in front.

Please note, that we ask that all prospective purchasers that wish to view must be in a position to proceed - having either nothing to sell, or be under offer in a complete chain.

This will be a unique purchase with almost a blank canvass for the new owner to tailor this home to their own personal specification

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

- Double Fronted, Semi detached house
- In need of complete modernisation
- Strictly Bought As Bought
- Endless opportunities
- Large Garden to rear
- Garage in excess of 27ft long
- High ceilings and some period features retained
- Freehold Tenure
- Council Tax Band F
- Epc rated

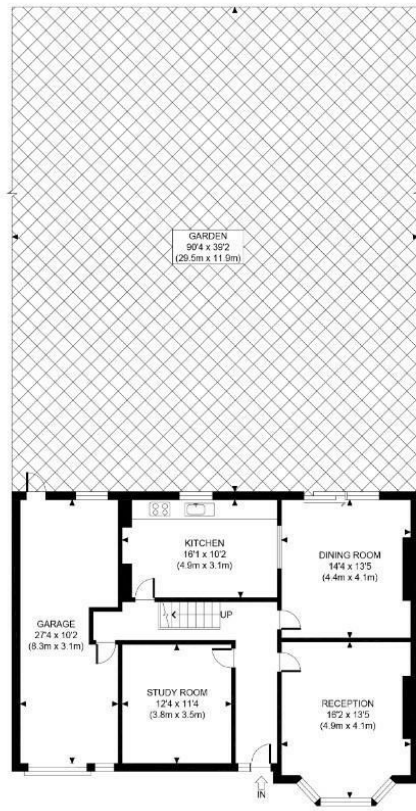
Our Vendor Loves...

The house is simply huge and too big for us! There are just so many rooms and we are now the second generation here. There's a lot of rooms and fireplaces as a feature in some of the rooms.

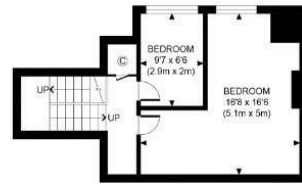
We will miss the neighbours, which have become like family over the years.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1141 SQ FT
FLOOR AREA WITHOUT GARAGE 861 SQ FT



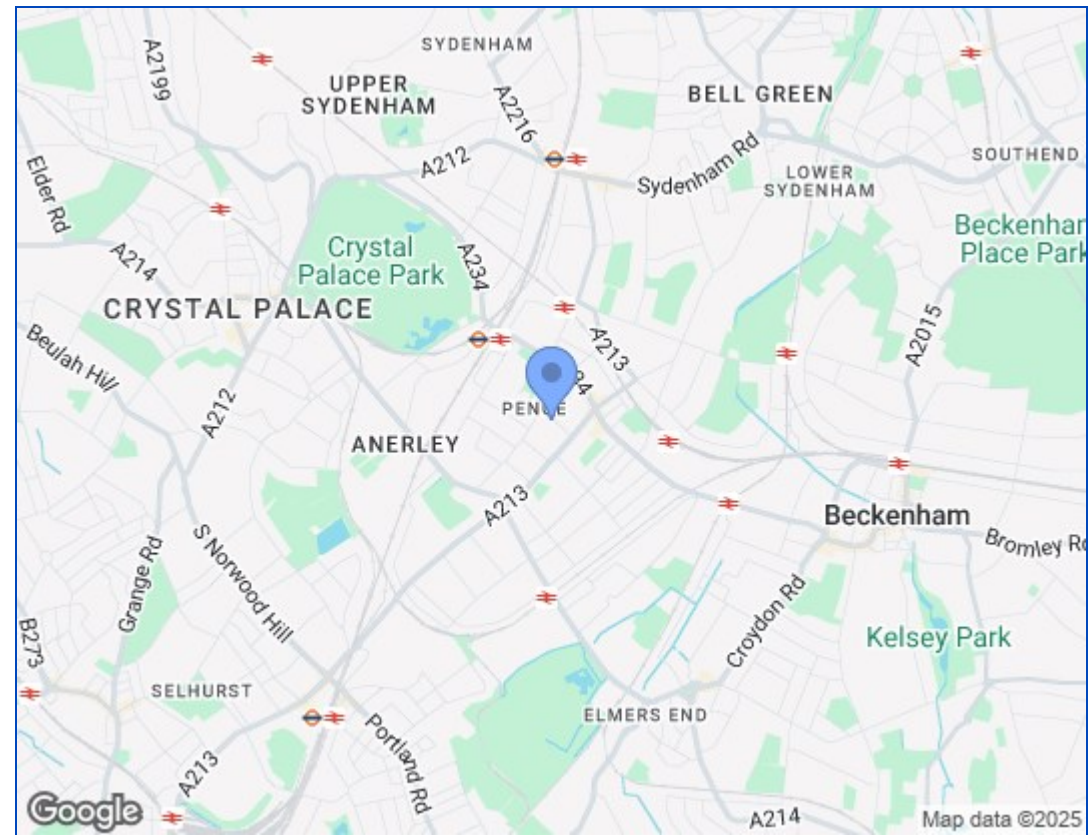
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 372 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 846 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1987 SQ FT / 185 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1797 SQ FT / 166 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 necessary valuation

Franklin Road
16/04/25
photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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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