



**Linden Grove, LONDON SE26 5PH**





**welcome to**

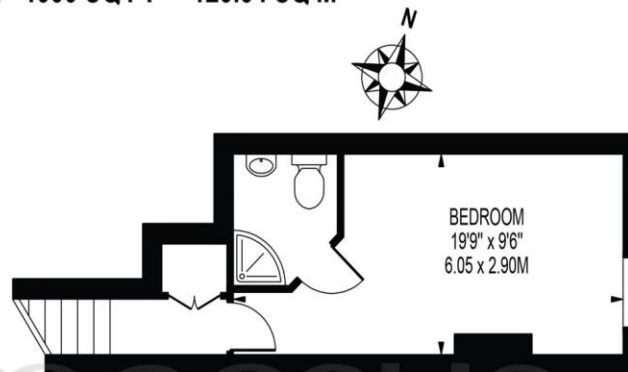
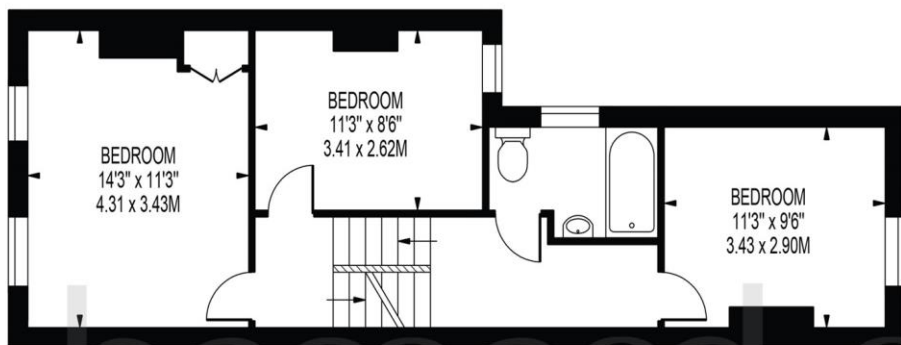
## **Linden Grove, LONDON**

Welcome to this well-presented and spacious four bedroomed family house, conveniently situated a short walk from Penge East Station, local shops and bus routes. This well-maintained house offers a comfortable and flexible living space, ideal for a family. The reception room is a welcoming and comfortable room; it can be both a formal sitting area and a space to relax, read, work and socialise. The spacious open-plan kitchen diner has been extended and is now filled with light from the glazed ceiling panels, a tall window and doors which lead out to the pretty garden for summer barbecues and relaxing in the sun. There are four bedrooms, one with a fitted wardrobe and one with a built-in storage unit. Bedroom 1 has an en-suite shower room and there is a bathroom serving the other bedrooms. All the windows are double-glazed. The property is in a prime location, being close to transport links, schools and green spaces. Please enquire to arrange an appointment to view this property.



# LINDEN GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1333 SQ FT - 123.84 SQ M



GROUND FLOOR

SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Linden Grove, LONDON

- 4 bedroom
- Kitchen Extension
- Built in wardrobes
- Garden
- Close to green Spaces
- Close to transport links

Tenure: Freehold EPC Rating: D

offers in excess of

**£750,000**



**view this property online** [barnardmarcus.co.uk/Property/SYD102670](https://barnardmarcus.co.uk/Property/SYD102670)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SYD102670 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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