

## Phoenix Road, Penge, SE20

£1,100,000

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Please Quote Ref TH0310 For All Enquiries - Stunning five bedroom period style terraced family home (1,725 Sq.Ft) with landscaped private garden, superbly situated in a quiet no-through road close to fantastic transport links and amenities. Boasting a wealth of character appeal, with bright and spacious accommodation exuding elegance and style, this wonderful home offers the ideal space for modern family life. The current owners have lovingly re-instated and refurbished the original Victorian features throughout the property, including four Victorian fireplaces, cornicing, ceiling roses, staircase and wood flooring. Features include a double length through reception room, well equipped kitchen, two bath/shower rooms, downstairs WC, inbuilt storage,





quality floor coverings, gas central heating, double glazing, high ceilings and ornate detailing. Local permit parking measures ensure control from overflow for nearby train station parking.

Externally, the rear garden, is a haven for peace and tranquillity, with landscaped patio areas and thoughtfully planted stone borders, as well as a built in firepit and outdoor seating area which is bathed in sunlight during the afternoon and into the evening. After dark, the built in lighting provides a wonderful setting for al fresco entertaining. The garden is enclosed by a 'Katzsecure' garden fencing system keeping domestic pets in, and wild animals including foxes out.

To the front of the property, there is storage for bikes, firewood and bins.

Accommodation comprises entrance hall with access to downstairs WC, leading into the double length dual aspect through reception room with attractive shuttered bay window, two feature fireplaces and ample space for relaxing and entertaining. To the rear of the house, the dual aspect kitchen enjoys direct access onto the garden, with oriel window seat & bi-folding doors providing seamless indoor/outdoor transition into the rear garden. The kitchen area comprises a quality range of bespoke 'Neptune' fitted wall and base units with work surfaces and central island/breakfast bar, incorporating inset ceramic sink unit with 'Quooker' hot water tap and built in sink disposal, range style cooker, backlit larders, and integrated dishwasher. There is also a dedicated laundry room for convenience.

To the first floor, there are three double bedrooms, plus a beautiful family bathroom with modern bath suite. To the second floor, there are a further two bedrooms as well as a stylish shower room.

Penge, specifically SE20, has been recently named in the Sunday Times '11 coolest postcodes in the UK' and Penge is described as 'the most desirable postcode south of the river' and 'the city's best kept secret'. Phoenix Road itself is one of the most sought-after roads in Penge, with cherry blossom trees and a lovely community of friendly neighbours.

The property is enviably located close to Penge East (0.1m), Penge West (0.4m), Sydenham (0.7m), Crystal Palace (1m) stations, with fantastic fast and frequent services to Victoria station and London Bridge amongst other locations. Numerous regular bus routes also link the surrounding area. Penge High Street offers a variety of shops and amenities, with the fashionable Crystal Palace Triangle also close-by for a variety of cafes, bars, restaurants and shopping facilities. There are a number of parks within walking distance, including the famous site of Crystal Palace Park, just a short distance away, with lake, children's zoo and dinosaur trail. The area is also well served by a range of excellent schools (both comprehensive and private).

Viewings are highly recommended.



## Key Features

- Close to Shops, Schools and Amenities
- Moments from Penge East and West Stations
- Charming Landscaped Garden
- Two Bath/Shower Rooms Plus Downstairs WC
- Beautiful Fitted Kitchen
- Double Length Reception Room
- Period Appeal and Elegant Interiors
- Fantastic Residential Location
- Stunning Five Bedroom Terraced Family Home (1,725 Sq.Ft)
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### Phoenix Road, SE20

Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186456)

