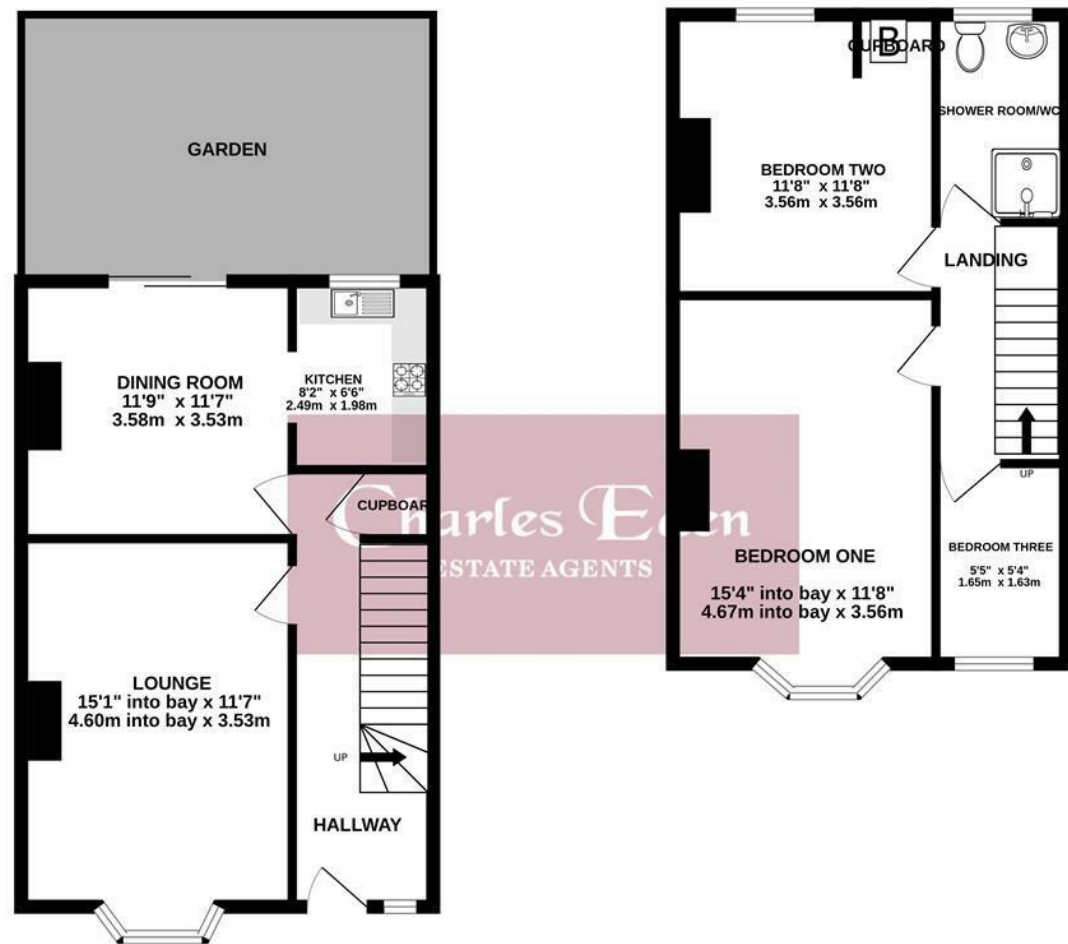


GROUND FLOOR

1ST FLOOR



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA: 904sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024

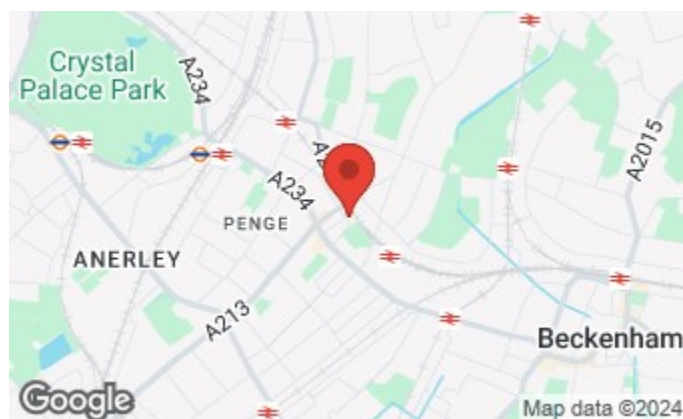
Charles Eden

ESTATE AGENTS



21, Torr Road, Penge, SE20 7PS
Guide Price £560,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			81				
		62					

Charles Eden are proud to present this three bedroom mid terrace house located close to Penge High Street with access to versatile transport links.



020 8663 1964
charleseden.co.uk



Three Bedroom Mid Terrace house located close to Penge High Street with access to versatile transport links offering Kent House BR station 0.4 miles away, serving London Victoria, or Penge West Overground 0.7 miles away.

This property gives an opportunity for a family or a fledgling investor, to make their own stamp on a property with historic charm, in a sought after area.

OFFERED CHAIN FREE

ENTRANCE

Part double glazed door, double glazed window to front, leading into:

HALLWAY

Radiator.

LOUNGE 15'1 into bay x 11'7

Double glazed bay window to front, coved ceiling, picture rails, radiator.

DINING ROOM 11'9 x 11'7

Double glazed patio doors leading out to rear garden, radiator. Opening to:

KITCHEN 8'2 x 6'6

Double glazed window to rear, wall and base cupboards, single bowl sink and drainer with mixer tap, four ring gas hob with extractor hood over, electric oven.

STAIRS TO FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 15'4 into bay x 11'8

Double glazed window to front, picture rails, radiator.

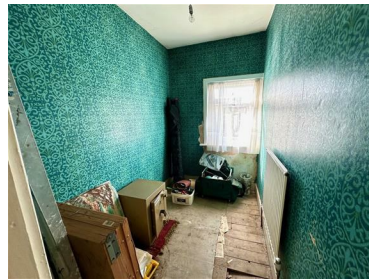


BEDROOM TWO 11'8 x 11'8

Double glazed window to rear, wall mounted 'Worcester' boiler, radiator.

BEDROOM THREE 5'5 x 5'4

Double glazed window to front.



SHOWER ROOM/WC

Opaque double glazed window to rear, shower cubicle, pedestal wash hand basin, low level WC radiator, tiled walls.

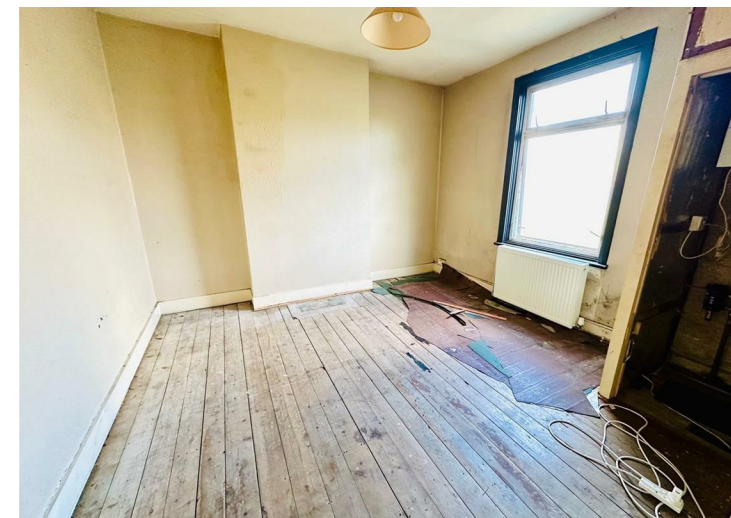
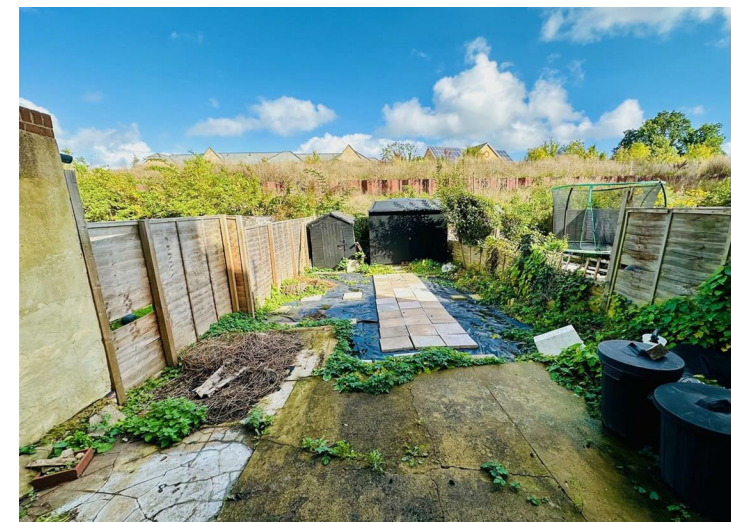
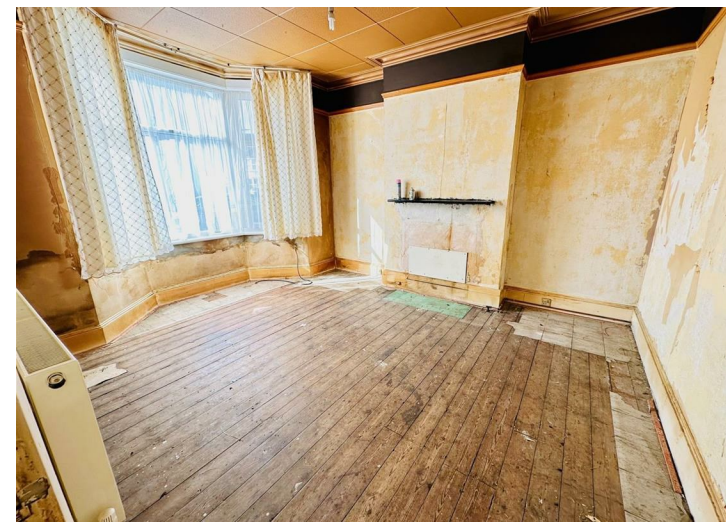


OUTSIDE

GARDEN 40ft approximately
In need of works.

COUNCIL TAX D

EPC RATING D



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