



Lennard Road, Penge

Offers In Excess Of £785,000



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Property Summary

Propertyworld is proud to act as sole agents on this CHAIN FREE Victorian three bedroom terraced house with a gorgeous SIDE RETURN EXTENSION. Offering FREEHOLD tenure, lots of natural light and beautifully proportioned accommodation throughout, this impressive family house demands your attention and is available to view by appointment only. Located close to the centres of both Sydenham and Penge, the house enjoys an enviable position with easy access to lots of local amenities, transport links, restaurants and cafes.

The accommodation is spacious in our opinion, with generous room sizes and lots of living spaces. The current owners undertook a full renovation program a few years ago, including a fabulous side return extension - creating a large family kitchen / diner ideal for modern living. Further details include: on the ground floor - the impressive entrance hallway sets the tone for the remainder of the house with stripped wooden floors and neutral decor and period features, the lounge is spacious yet homely and includes an attractive bay window to front with plantation shutters fitted to both upstairs and downstairs bay windows, feature fireplace, stripped wooden floorboards and high ceilings, the second reception room is similarly impressive, a versatile space that could be used as a snug, office or play room. Ample storage space with cellar and attic.

The centre piece of the ground floor is undoubtedly the extended kitchen - with modern shaker style units, granite worktop, impressive range cooker, bi-fold doors, integrated appliances, velux window and space for a family dining room table and chairs, this is a special room. The landscaped rear garden includes a mature lawn to centre, stone patio and an array of plants to side. On the first floor there are THREE bedrooms - all beautifully presented with lots of light. The master is a stunning room with a roll top bath and bay window offering a sense of luxury and indulge

Property Summary

- Three bedroom house
- Period property
- Ground floor extension
- Landscaped rear garden
- CHAIN FREE
- FREEHOLD tenure
- Family house
- Excellent location
- Must be viewed
- Council band is E

Our Vendor Loves...

We fell in love with the property when we first viewed it 9 years ago. Over the years we have tried to restore its features and enhance the house to suit modern living. The location is great too, with excellent green spaces, transport links and pubs!



Sydenham Sales

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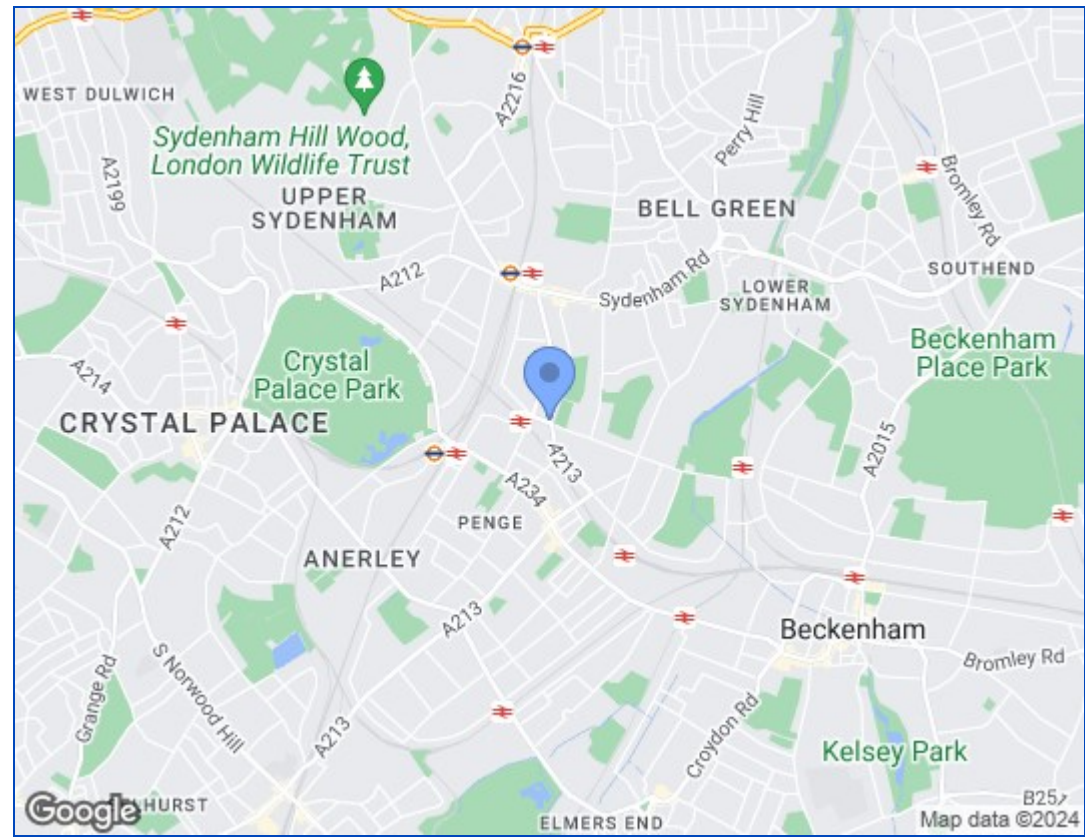




APPROX. GROSS INTERNAL FLOOR AREA 1366 SQ FT / 130 SQM

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.

Lennard Road
Date: 14/04/23
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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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