



Kingswood Road, SE20
£850,000

0208 702 9777
pedderproperty.com

pedder



In general

- Charming cul de sac
- Through lounge
- Kitchen / breakfast room
- Three double bedrooms
- Residential location
- Off street parking
- Penge East (London Victoria) and West (Overground) really close by.

In detail

A charming and characterful three double bedroom house with off street parking, in this highly sought after pocket in Penge.

The approach to the house is inviting, with a brick paved driveway leading to a cheerful pink front door, brightening the day of visitors and passers by.

The entrance hall is fresh and welcoming, with white walls and honey stained original flooring leading into the through lounge which enjoys lovely high ceilings framed by gorgeous original cornicing, fireplaces and shutters. Loosely divided into two halves by original concertina doors, the reception space is flexible and can be separated into two cosy living areas of an evening, or opened to allow for an abundance of natural light.

To the rear the kitchen includes excellent storage and work space, whilst the charming dining area provides the perfect space to socialise and gather for meals with large doors opening into the garden.

Upstairs there is a bathroom and three double bedrooms. The master bedroom features two stylish sash windows and the bedroom at the rear of the house overlooks the garden.

The rear garden flows from the kitchen / breakfast room directly onto a large patio area perfect for a morning coffee. Full of mature plants and shrubs which run along either side of a lawn, there is also a sweet arbour tucked in a secluded spot to the rear.

Kingswood Road sits within easy reach of Crystal Palace Park, bars, restaurants and the excellent transport links that this part of South East London is known and loved for.

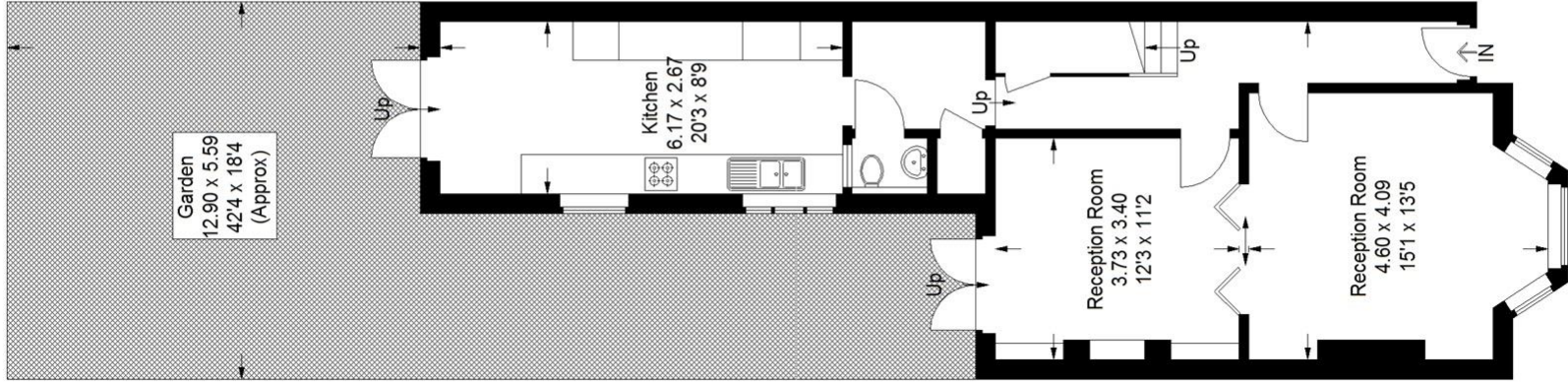
EPC: D | Council Tax Band: D



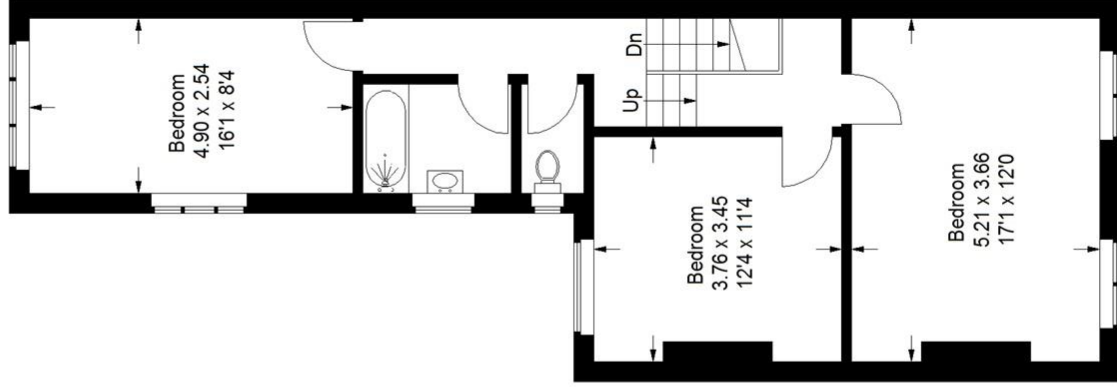
Floorplan

Kingswood Road, SE20

Approximate Gross Internal Area
126.7 sq m / 1364 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		97 D	93 B

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2024
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.