



Kingswood Road, SE20  
£825,000

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# 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.

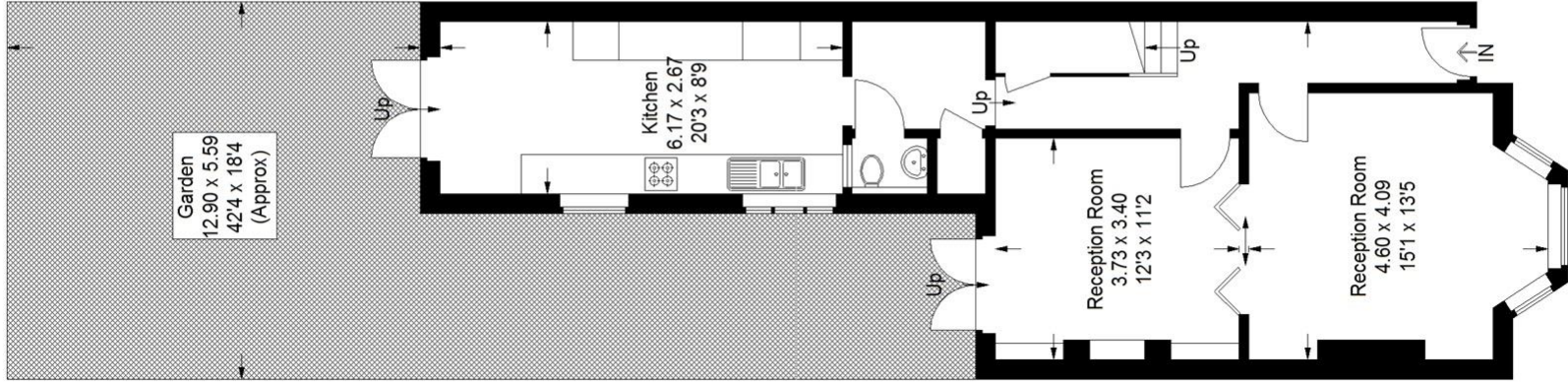
EPC: D | Council Tax Band: D



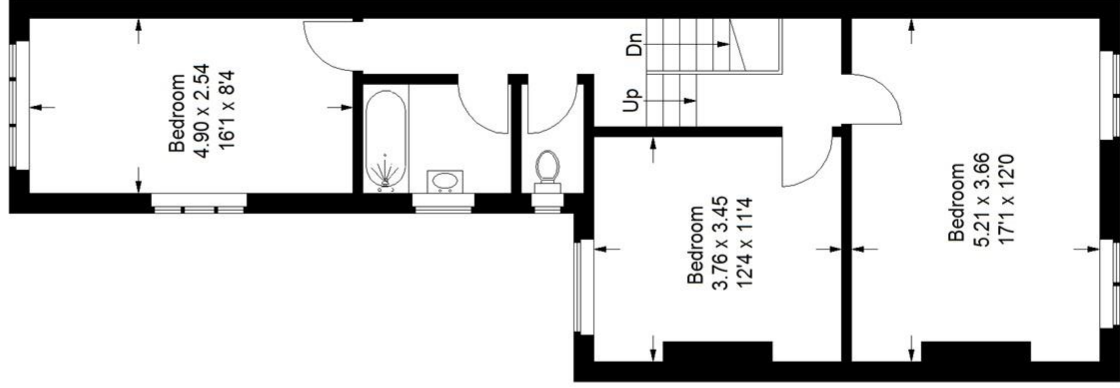
# Floorplan

**Kingswood Road, SE20**

Approximate Gross Internal Area  
126.7 sq m / 1364 sq ft



**Ground Floor**



**First Floor**

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 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.

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

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