



Clevedon Road, London

Guide Price £750,000



4



2



2



C



Property Summary

Guide Price £750,000 - £775,000

Propertyworld proudly presents this exceptional four-bedroom family home, enviably positioned on one of SE20's most sought-after roads. Offering over 1,400 sq ft of beautifully presented accommodation, this lovingly modernised residence seamlessly blends elegant period character with sophisticated contemporary living.

Clevedon Road is a peaceful, community-focused address, moments from Penge High Street and its fantastic array of independent cafés, restaurants, gastropubs and shops. Excellent transport links include Kent House, Penge East and Birkbeck stations, providing convenient services into Central London, while Royston Fields and the award-winning Crystal Palace Park are also close by.

A striking frontage and generous entrance hallway with high ceilings immediately set the tone. The refined front reception is finished in soft neutral tones, featuring a working fireplace with mantle, plantation shutters and a traditional radiator.

To the rear, a second reception room creates an effortless connection with the garden, courtesy of expansive bi-fold doors. A paved terrace flows onto a beautifully maintained lawn, mature planting and a further patio — an idyllic setting for entertaining, al fresco dining or relaxing.

The impressive 26ft kitchen/diner forms the heart of the home, offering extensive cabinetry, generous worktop space and a dedicated dining area for six.

Upstairs are three well-proportioned bedrooms, while the principal suite occupies the top floor, complete with a luxurious en-suite featuring a freestanding roll-top bath and extensive eaves storage. A spacious family bathroom and separate WC complete the accommodation.

A truly distinguished family home, offering exceptional proportions, refined interiors and a seamless blend of period elegance and modern luxury, all within one of SE20's most desirable locations.

Property Summary

- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Two Bathrooms, W/c
- Spacious accommodation throughout
- Indoor /outdoor living from 2nd reception room
- One of the most sought after Roads within SE20
- Freehold Tenure
- Council Tax Band E
- Epc Rated C

Our Vendor Loves...

Our home has truly been the centre of our little family for over 15 years now and living here has brought us immense joy. Our family has grown here; we were married from and welcomed our little girls in this home.

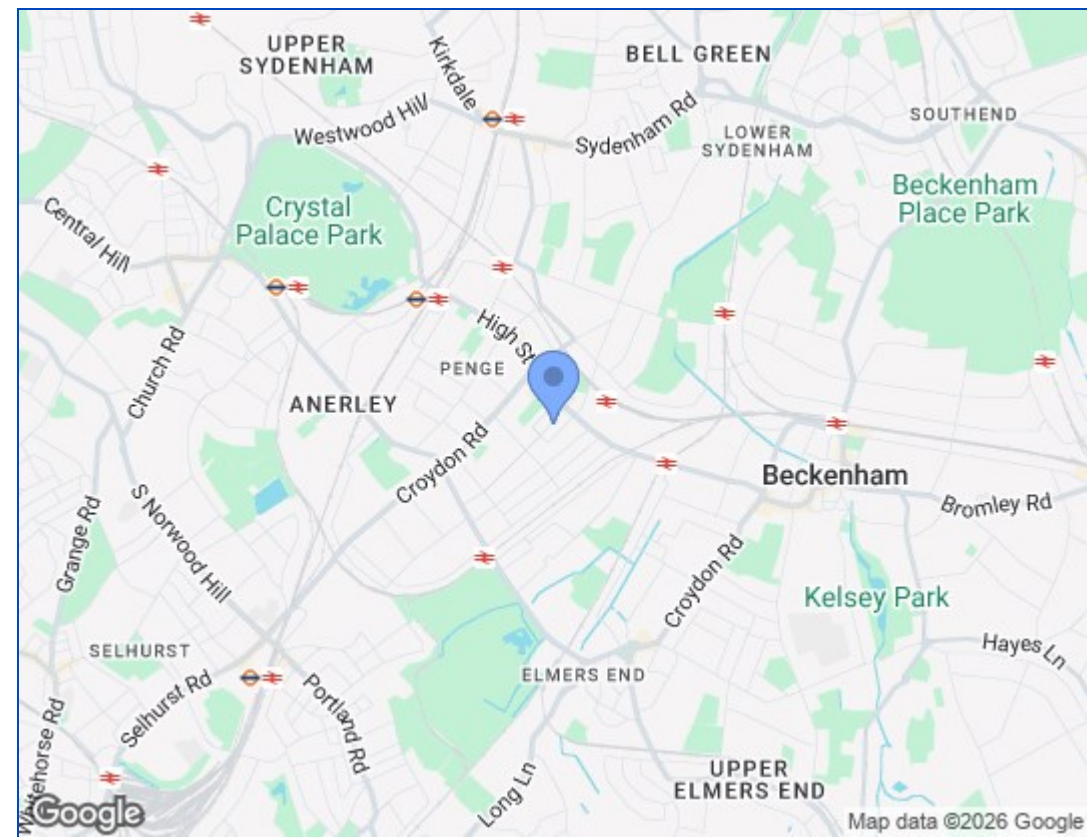
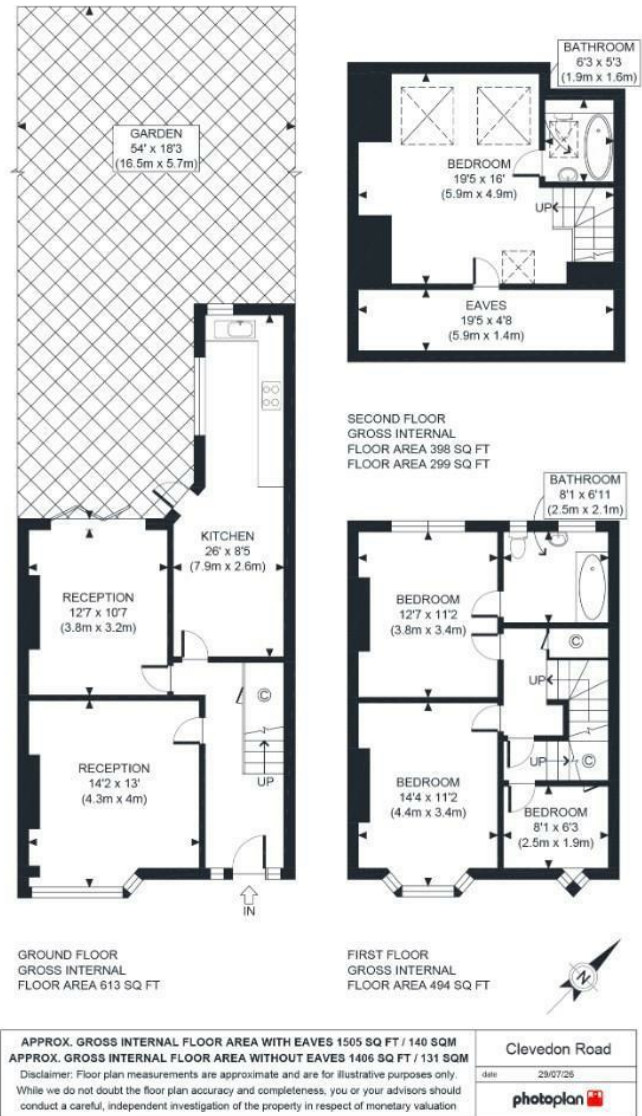
The garden sees many celebrations in the summer and the layout really makes outside living a reality, being able to see the girls play so easily puts us at ease; in the winter the front room and roaring log fire make the New Year Eve's with the neighbours a fixed date in the Clevedon diary.

With enough space to make home working possible without getting in each other's way, the house has had all the flexibility we need.

The local community is fabulous and so very creative, just never a dull moment and if ever at a loose end you will find entertainment; and you will love the neighbours of Clevedon, solid, generous and always there when you need them.







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