



**Whateley Road, Penge**

Price Guide £725,000



## Property Summary

GUIDE PRICE £725,000 - £750,000

Propertyworld is proud to offer this stunning three bedroom period house, beautifully arranged over three floors, full of natural light and finished to an exceptional standard throughout.

Located on the ever popular Whateley Road in the heart of Penge, this is a house that immediately impresses with its generous proportions, distinctive character and high quality upgrades by the current owner.

The ground floor is simply superb. A gorgeous 23ft front reception room with engineered wooden flooring provides a warm and elegant living space, flooded with natural light. To the rear is a magnificent 20ft+ kitchen diner, contemporary and stylishly finished featuring sleek white units, a large range cooker, extractor, tiled splashback with a stunning choice of finished walls and a spacious breakfast bar – perfect for casual dining, entertaining and modern family life.

Upstairs on the first floor are two large double bedrooms, both beautifully presented with stripped wooden flooring. The bathroom is a true showpiece – a luxurious haven complete with a roll-top bath, separate walk in shower, unique statement sink, with gold fittings and a feature wall. Bold, distinctive and unforgettable.

The top floor loft conversion provides a third generous double bedroom with its own en-suite bathroom, ideal as a principal suite or guest space.

To the rear is a delightful 60ft+ garden, mainly laid to lawn with a patio seating area – a wonderful space for summer evenings.

Whateley Road is a quiet residential street just moments from multiple stations and Penge High Street, with its array of coffee shops, gastropubs and restaurants. There are also a number of green spaces close by including the iconic Crystal Palace Park. Both Crystal Palace Triangle and Beckenham are also easily reached with yet more dining and shopping options.

Stunning condition. Superb layout. Prime location. A truly special home.

Penge Sales

020 8659 1005

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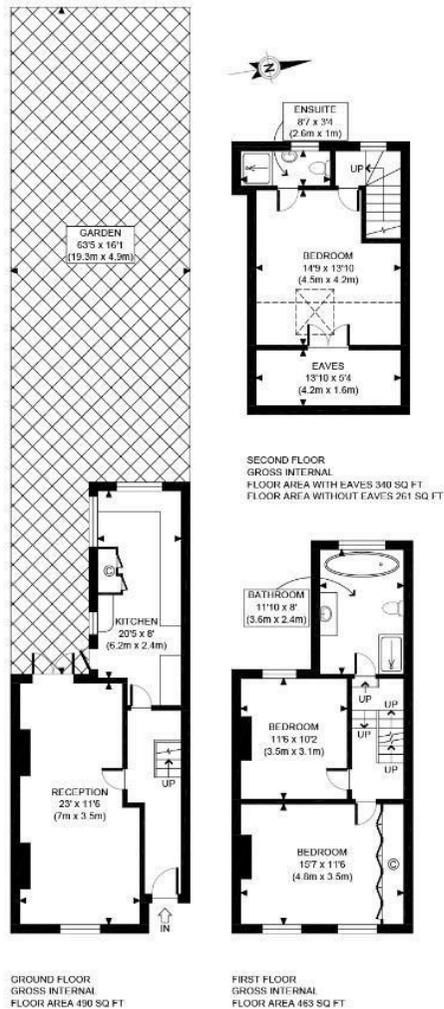
- Stunning three bedroom Victorian freehold house
- Lovingly upgraded by the current owner
- Incredible main bathroom with roll top bath and separate shower
- Third bedroom with ensuite bathroom
- Charming, distinctive interior design throughout
- Huge double reception with wooden flooring
- Full of natural light
- Large 60ft plus rear garden
- Sought after location close to multiple stations and Penge High Street
- EPC Rating: C - Council Tax Band: D

## Our Vendor Loves...

"This house has meant a lot to me. I bought it to do up after years of renting and I was finally able to let my creative energy loose. It has been my haven through the pandemic and lots of personal stuff. The bathroom is my joy and many an hour has been spent soaking in there by candle light unwinding from the day. I also often sit on the bed in the front bedroom looking at the trees opposite. When they're full of leaves it's easy to forget you're in London! Aside from the house the area is great as it's surrounded by transport links and parks. Easy access to nature and easy access to the centre of London. Victoria is 20 minutes from Kent House (the closest station) and Charing Cross/London Bridge/Waterloo are 30 minutes from New Beckenham. I'm now moving on to get the old creativity going for the next house."

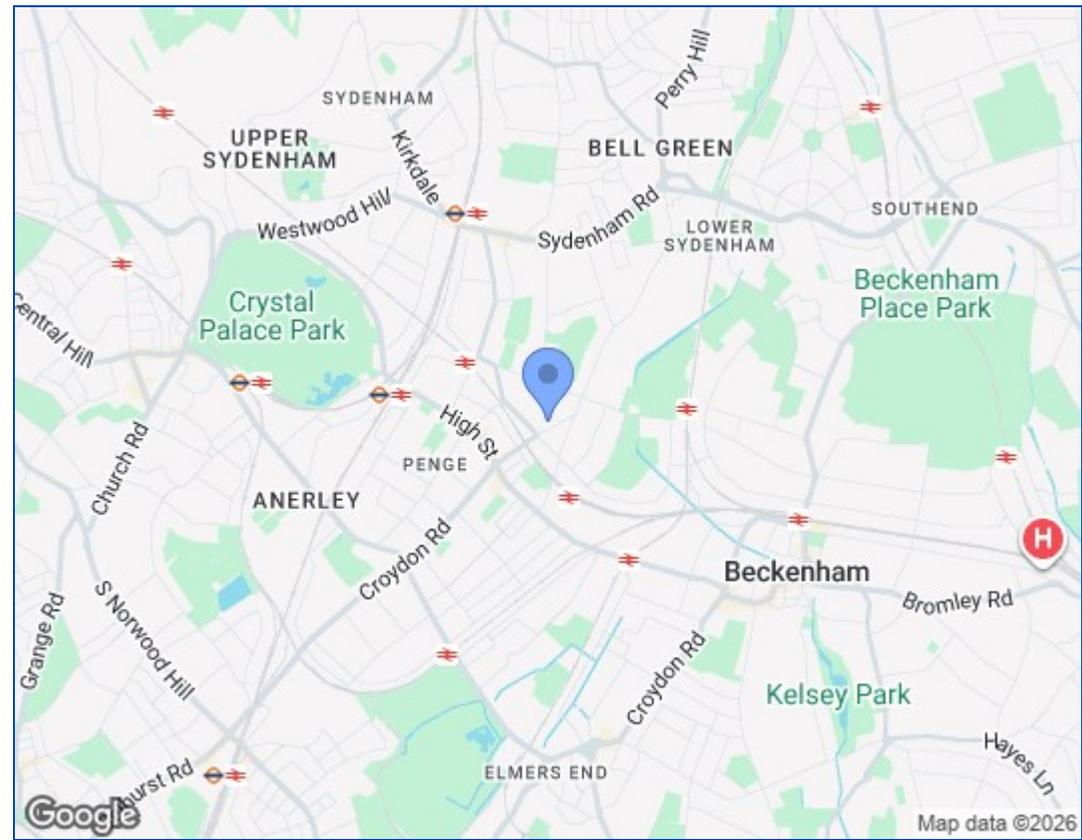






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1293 SQ FT / 126 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1214 SQ FT / 113 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

whateley Road  
 Date: 24/02/2018  
 photoplan



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	
		70	87

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