



## Whateley Road, Penge

Asking Price £550,000



## Property Summary

PropertyWorld is pleased to offer this attractive three bedroom Victorian mid terrace house, ideally positioned on a quiet residential road in the heart of Penge. Offering generous accommodation, period character and potential to update in parts, this is a superb opportunity for buyers looking to create a long term family home in a highly convenient location.

The property boasts a spacious and versatile ground floor layout with a partly opened double reception room, creating defined living and dining spaces ideal for modern living. The front reception features an attractive period fireplace and fitted carpet, while the dining area provides plenty of room for entertaining and family dining. To the rear is a galley style kitchen fitted with beech effect units, contrasting dark grey worktops, integrated oven, integrated gas hob and excellent workspace. Beyond the kitchen is a rear bathroom fitted with a simple white suite.

Upstairs are three well proportioned bedrooms comprising two generous doubles and a larger than average single bedroom which could comfortably accommodate a double bed if required. There is also useful loft storage with potential for conversion, subject to usual permissions.

Whilst well maintained and double glazed throughout, the property would now benefit from a degree of cosmetic updating in places, allowing incoming buyers the chance to personalise and add value over time.

Externally, the property enjoys a lovely private rear garden extending to approximately 60ft, mainly laid to lawn with mature plants and established shrubs, offering a peaceful and sunny outdoor space.

Whateley Road has a strong sense of community, and is ideally located for the excellent amenities of Penge High Street including gastro pubs, coffee houses and independent retailers. Penge East, Penge West, Sydenham and New Beckenham stations are all easily accessible. Crystal Palace and Beckenham are within easy reach, alongside a number of highly regarded primary school

Penge Sales  
020 8659 1005  
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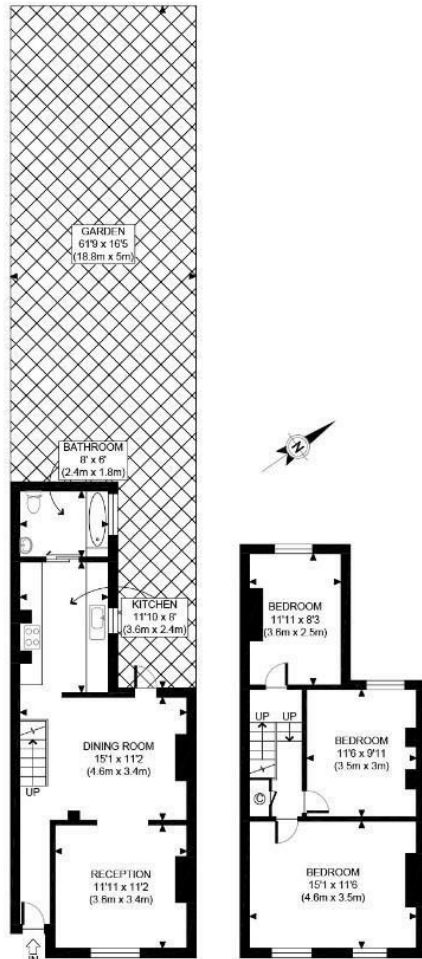
- Three bedroom Victorian house
- Mid terrace
- Two reception rooms
- Downstairs bathroom to rear
- Gorgeous rear garden
- Fabulous kerb appeal
- Opportunity to extend and update
- Quiet road close to everything
- Freehold
- Council Tax Band: D EPC Rating: C

## Our Vendor Loves...

"We have loved living in Whateley Road for over 30 years. It is a warm, friendly road and we have lovely neighbours. Transport links are incredible and it is so easy to walk into Penge and the High Street with everything it has to offer. It is now time for us to move on but we hope and are sure the new owners will love this house as much as we have."







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 486 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 455 SQ FT

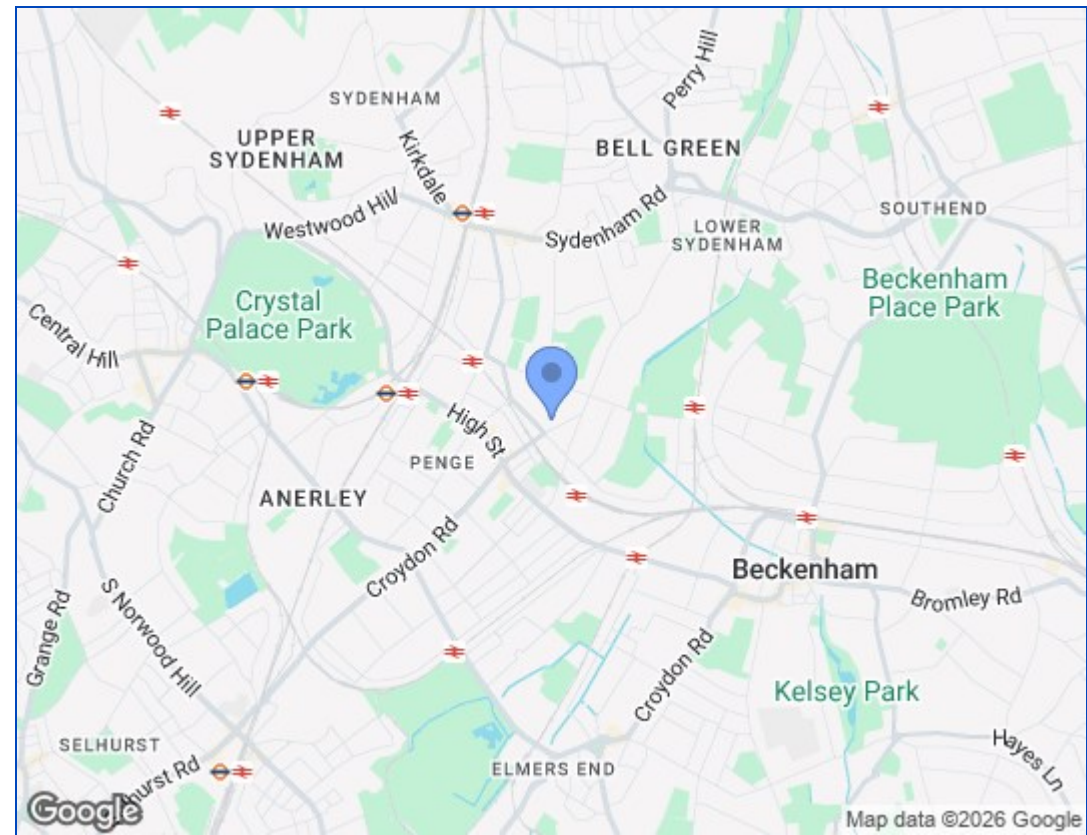
APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT / 87 SQM

whateley Road

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photon

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	81
(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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