galloways
est. 1985



Genoa Road

London, SE20 8ES

Offers In Excess Of £500,000

Galloways are delighted to present this exceptionally spacious three-bedroom period conversion, situated on Genoa Road in the heart of Penge, SE20. Arranged over the first and second floors of an attractive Victorian property, this impressive home offers approximately 1,280 sq ft of internal accommodation, together with its own section of garden and a substantial detached summer house/studio.

Offered at an attractive price, offers above £500,000, the property presents an exciting opportunity for buyers seeking generous living space, period character and flexible accommodation in a well-connected South East London location.

The first floor features two beautifully proportioned reception rooms, both measuring approximately 14' x 13'6". The bright living room benefits from large sash windows, high ceilings and an attractive feature fireplace, while the separate dining room provides an excellent space for entertaining, complete with fitted bookshelves. A fitted kitchen and versatile third bedroom, currently arranged as a home office, complete this floor. Upstairs, the accommodation continues with two further bedrooms, including an impressive principal bedroom measuring approximately 21'10" in length, with useful eaves storage. The stylish family bathroom features both a separate shower enclosure and a bathtub, complemented by contemporary tiling and patterned flooring.

A particular highlight is the property's own section of rear garden, providing valuable outdoor space for relaxing and entertaining. The substantial timber summer house, measuring approximately 17'4" x 10'9", offers fantastic potential as a home office, creative studio, hobby room or additional recreational space, subject to any necessary consents. Genoa

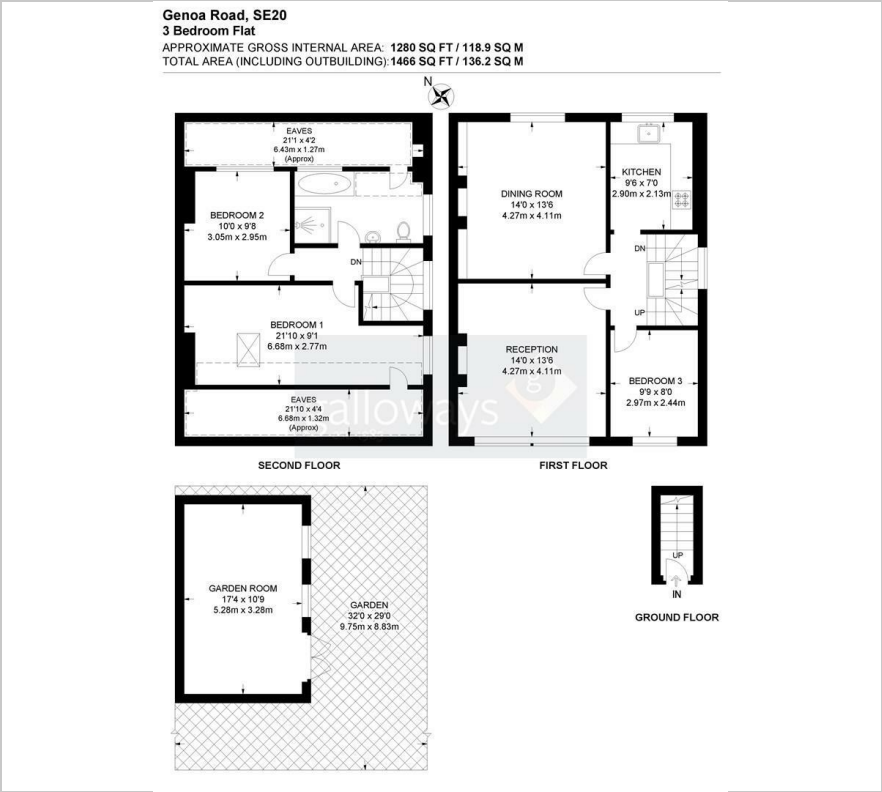
- SPACIOUS THREE-BEDROOM PERIOD CONVERSION
- APPROXIMATELY 1,280 SQ FT OF INTERNAL SPACE
- OWN SECTION OF REAR GARDEN
- SUBSTANTIAL DETACHED SUMMER HOUSE/STUDIO
- TWO GENEROUS SEPARATE RECEPTION ROOMS
- IMPRESSIVE 21'10" PRINCIPAL BEDROOM
- FAMILY BATHROOM WITH BATH & SEPARATE SHOWER
- PERIOD FEATURES, SASH WINDOWS & HIGH CEILINGS
- CONVENIENT FOR PENGE EAST & PENGE WEST STATIONS
- VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

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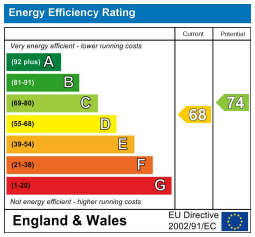
Floor Plan

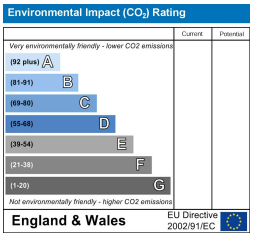


Area Map



Energy Efficiency Graph













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