



Howard Road, Penge

Guide Price £550,000



Property Summary

Guide Price Range £550,000 - £600,000

Propertyworld proudly presents, what we believe is yet another one of the largest Maisonette's within SE20 to the Sales Market!

Beautifully presented upon entrance and if its the size that matters, then look no further than this HUGE, TWO DOUBLE BEDROOM home - boasting 900 SQUARE FEET OF LIVING SPACE, SHARED FREEHOLD AND A PRIVATE REAR GARDEN, IN EXCESS OF 117FT(approx.)

In summary the property is as follows: OWN FRONT DOOR leading into an elongated hallway, with rooms to either side The lounge sits to the rear of the property serving a perfect gathering space for relaxation or entertaining guests and flooded in natural light, enhancing the warm and inviting atmosphere, looking out on a vast lawned garden - in excess of 117ft approximately!

The large kitchen/diner comes with a range of cupboards, back dropped by brick tile splashback and complimented further with dark grained wooden worktops. There's plenty of space too for a choice of dining tales and chairs.

The bathroom provides a crisp white, three piece bath suite with fully tiled walls and matching floors. Two large bedrooms sit across the hall from each other, both boasting the high ceilings and presented in sophisticated tones with so much space for cupboards and wardrobes. Other benefits include: Stunning wood floors, almost throughout the property, and a cabin in the rear garden, not forgetting the potential off road parking to front.

A home, definitely not to be missed, the property sits within one of Penge's much sought after roads, and a short stroll to High Street Penge, for a range of independent shops, coffee houses, restaurants, and gastropubs. Transport links are exceptional, with Penge East, Penge West, Anerley, and Birkbeck stations all within easy reach, as well as tram links and numerous bus routes. The beautiful Crystal Palace Park and other green spaces are also nearby.

Penge Sales

020 8659 1005

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Property Summary

- Two double bedrooms
- Victorian Conversion Maisonette
- Rare find
- Over sized bedrooms
- Beautiful Kitchen/diner
- High ceilings
- Large Rear Garden
- SHARED FREEHOLD
- Epc rated D
- Council Tax band C

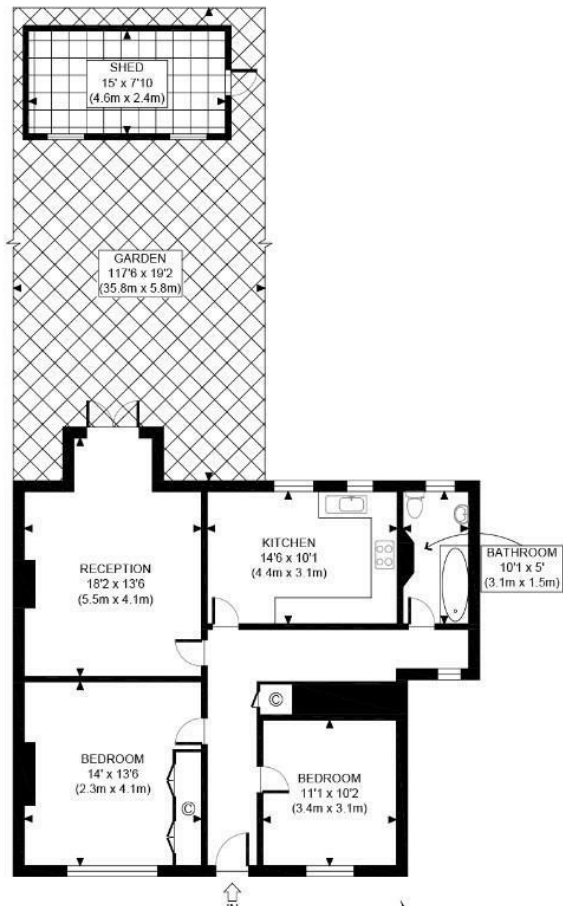
Our Vendor Loves...

The flat will always hold amazing memories for us, many of which revolve around the enormous garden.

Some of the best times have been long summer afternoons with the kids in the paddling pool and trying to master badminton leading to late dinners and wine with friends on the patio. It has been a bright, fun and convenient place to live, work from home and look after a rampaging toddler.

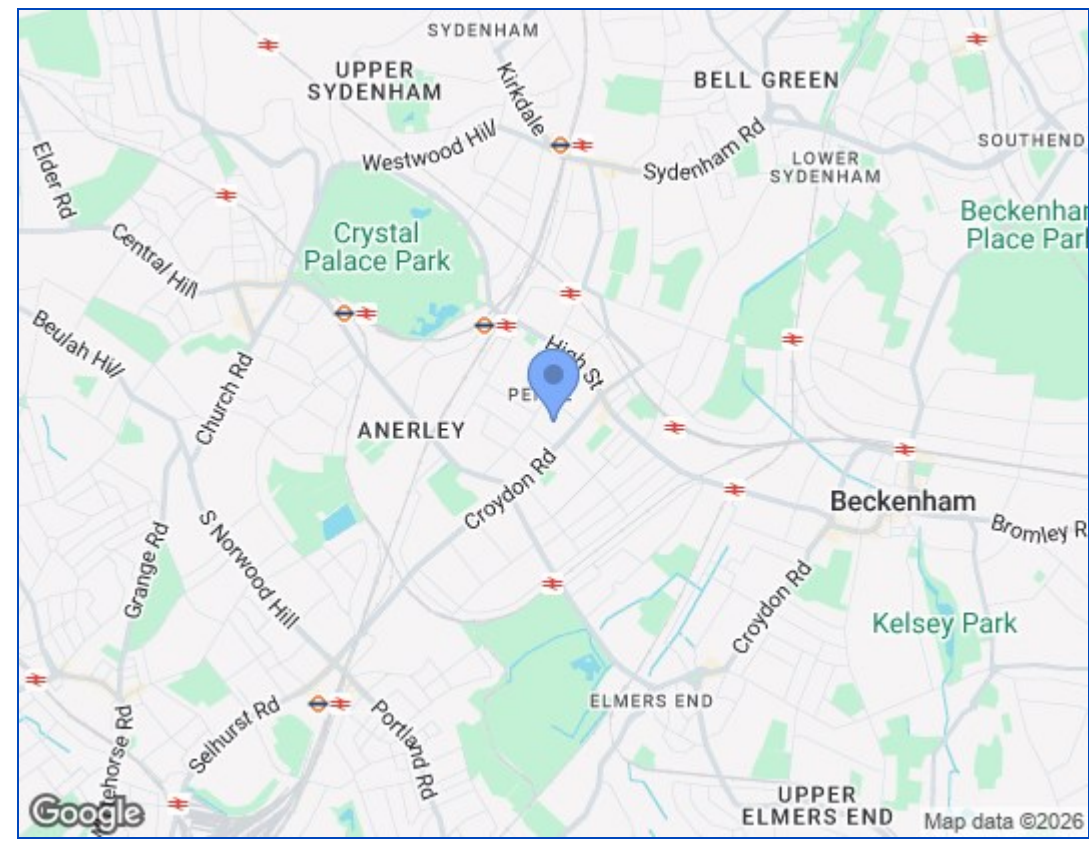






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 906 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA 906 SQ.FT / 84 SQM		Howard Road
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		Date: 28/01/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(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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