

40 Penge Road, London, E13 0SN



Offers in excess of £499,000

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Spacious 3-Bedroom Family Home in Prime Upton Park Location – Offers in Excess of £499,000 (Guide Price £575,000)

Situated on the sought-after Penge Road, just off Harold Road in the heart of Upton Park (E13 0SN), this well-presented three-bedroom home offers generous living space, period charm, and excellent access to local amenities—making it an ideal purchase for families and investors alike.

The property boasts two bright and airy reception rooms, enhanced by attractive double bay windows that flood the space with natural light and add character throughout. A well-proportioned kitchen provides ample space for everyday living incorporating a downstairs shower room, while the addition of a useful cellar offers excellent storage or potential for further use or development.

Upstairs, you will find three comfortable bedrooms alongside the family bathroom, providing flexibility and convenience for modern family life.

To the rear, the garden has been thoughtfully designed with a combination of paving slabs, lawn, and astro turf—creating a low-maintenance yet versatile outdoor space perfect for family gatherings, summer BBQs, and entertaining guests.

Ideally located, the property is within easy reach of Upton Park Station, as well as the vibrant Green Street, offering a wide range of shops, restaurants, and local amenities.

Key Features:

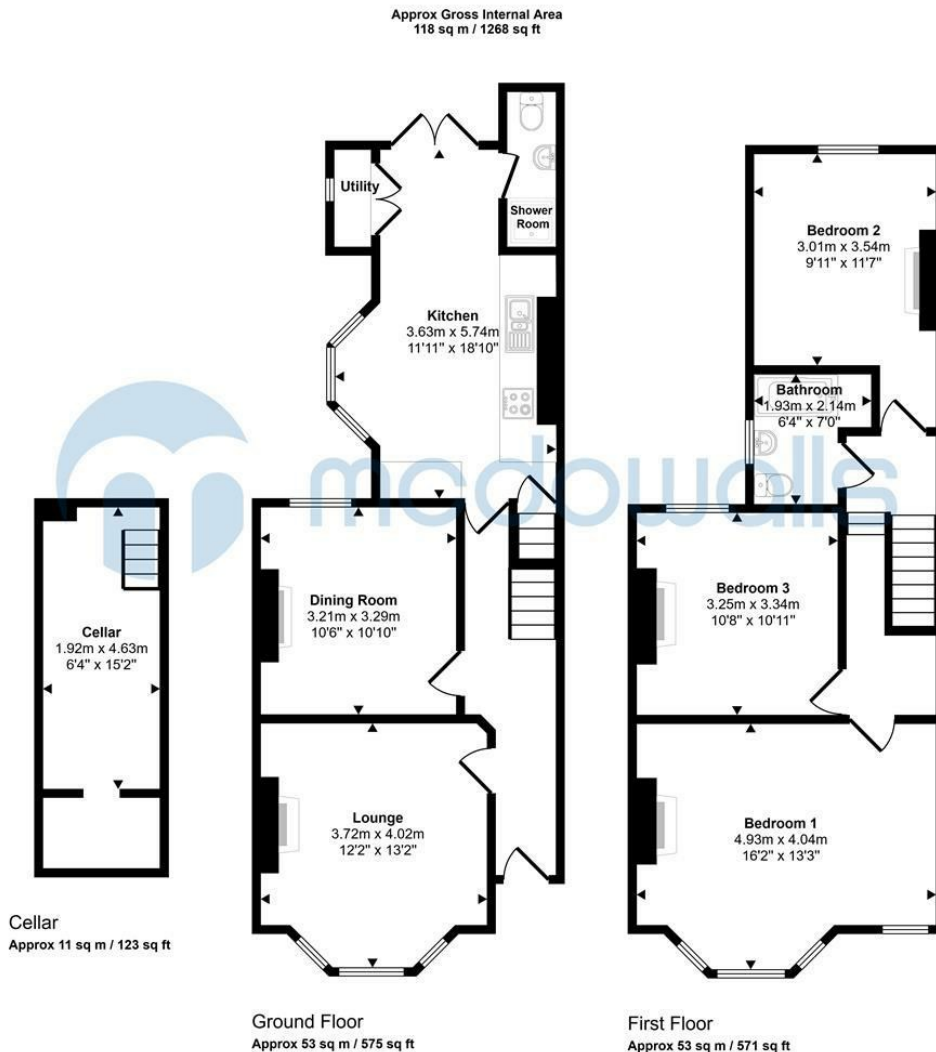
- Gas Central Heating
- Double Glazing
- Three well-sized bedrooms
- Two bathrooms
- Two spacious reception rooms with double bay windows
- Cellar for storage or potential use
- Private rear garden with patio, grass & astro turf
- Excellent transport links via Upton Park Station and bus stops close by
- Close to Green Street and local amenities

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

- Tenure - Freehold
- EPC - Band D
- Council - LB Newham
- Council Tax - Band D (1950pa)

- Water / Sewer - Mains
- Gas - Mains
- Electric - Mains

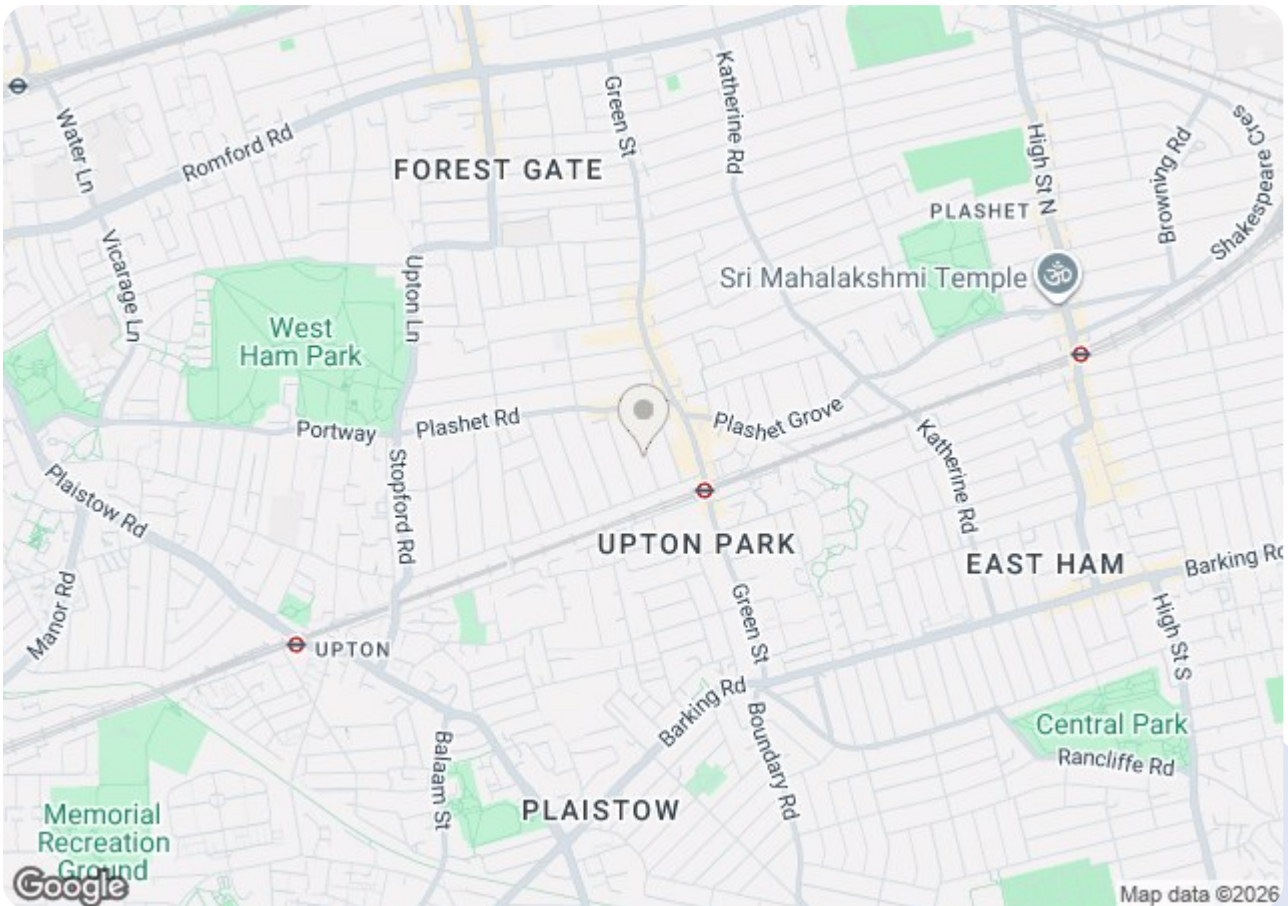
Parking - On Street With Residents Permit



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

