



**Melvin Road, Penge**

Asking Price £800,000



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## Property Summary

Propertyworld is delighted to present this stunning five-bedroom semi-detached Victorian house, perfectly positioned on one of Penge's most sought-after residential roads. Bursting with period charm and contemporary style, this beautiful family home offers generous living space across three floors, a fabulous south-west facing garden, and an unbeatable location close to excellent transport links and local amenities.

The accommodation is simply gorgeous. The heart of the home is the stunning through reception room, flooded with natural light from a large bay window and featuring two beautiful period fireplaces, elegant coving, and ceiling rose. With seamless access to the garden, it's the perfect space for family living and entertaining alike.

To the rear sits a superb kitchen diner — stylish, bright, and beautifully finished with modern handleless ivory units, a double oven, integrated appliances, and a sleek tiled floor. Patio doors open directly onto a private south-west facing garden, which begins with a decked entertaining area immediately off the house, leading to a lawn surrounded by mature shrubs. The garden is mainly laid to lawn, with two sheds and ample storage options at the rear. Upstairs, the first floor offers three generous double bedrooms and a modern family bathroom. The top floor adds two further bedrooms and a second bathroom, with extensive eaves storage. Every room is filled with light and presented in excellent decorative order, making this a truly ready-to-move-into family home.

Melvin Road is a quiet and popular residential road, just a short stroll from Penge High Street with its wide 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.

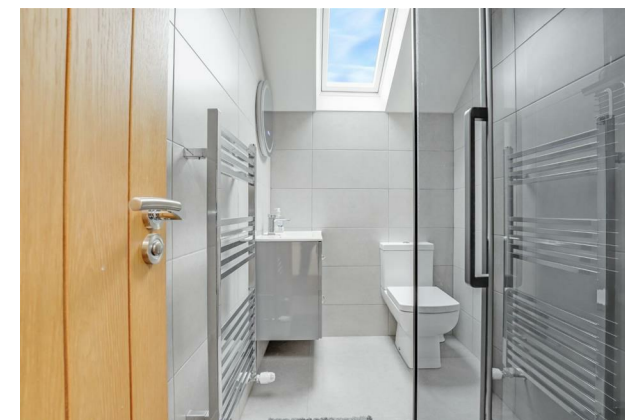
**Penge Sales**  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Victorian semi-detached family home
- Five bedrooms
- Well presented throughout
- Extended to rear
- Two bathroom, W/c and a cloak room, W/c
- Pantry with window
- Period coving and high ceilings with a rose detailing
- Council Tax band D
- Freehold Tenure
- Epc Rated D

## Our Vendor Loves...

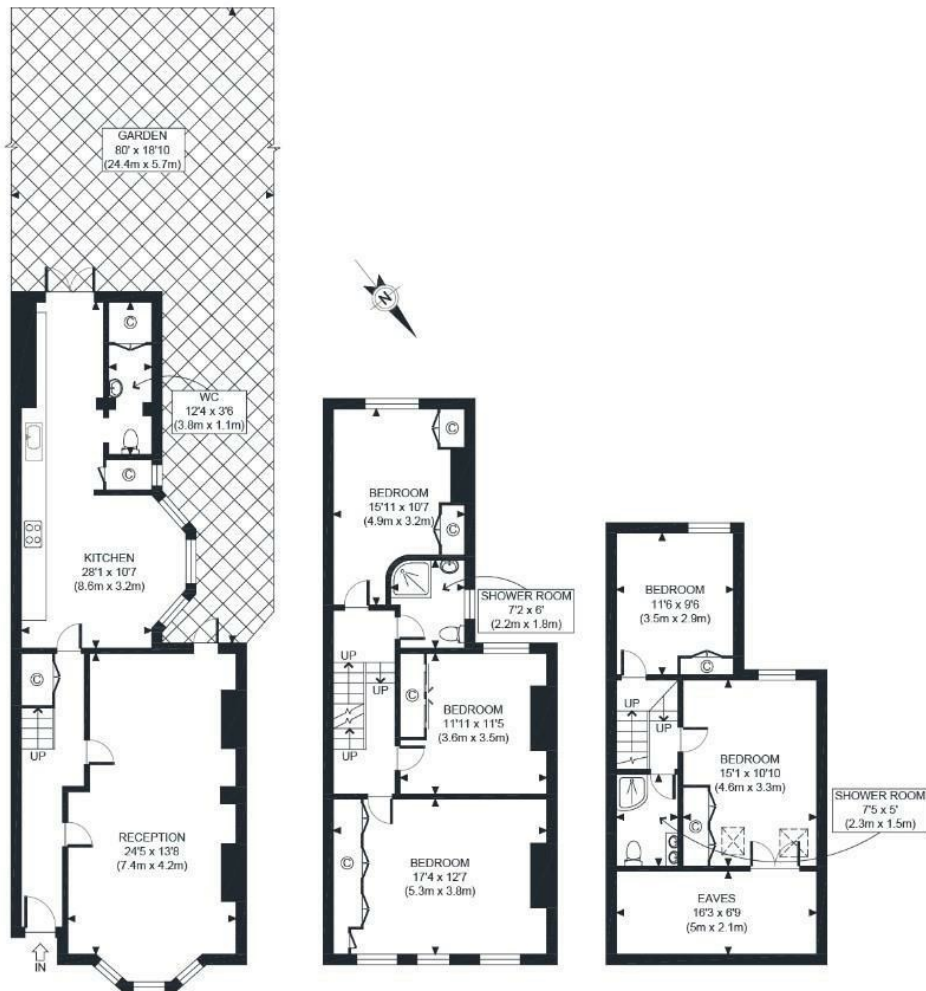
Three generations have lived in this wonderful family home. We have enjoyed the comfort and enormous amount of space. We are going to miss the friendly neighborhood and all the amenities on our door step. Our daughter was born, brought up and married in this home. She has now moved and we would like to move closer to her.











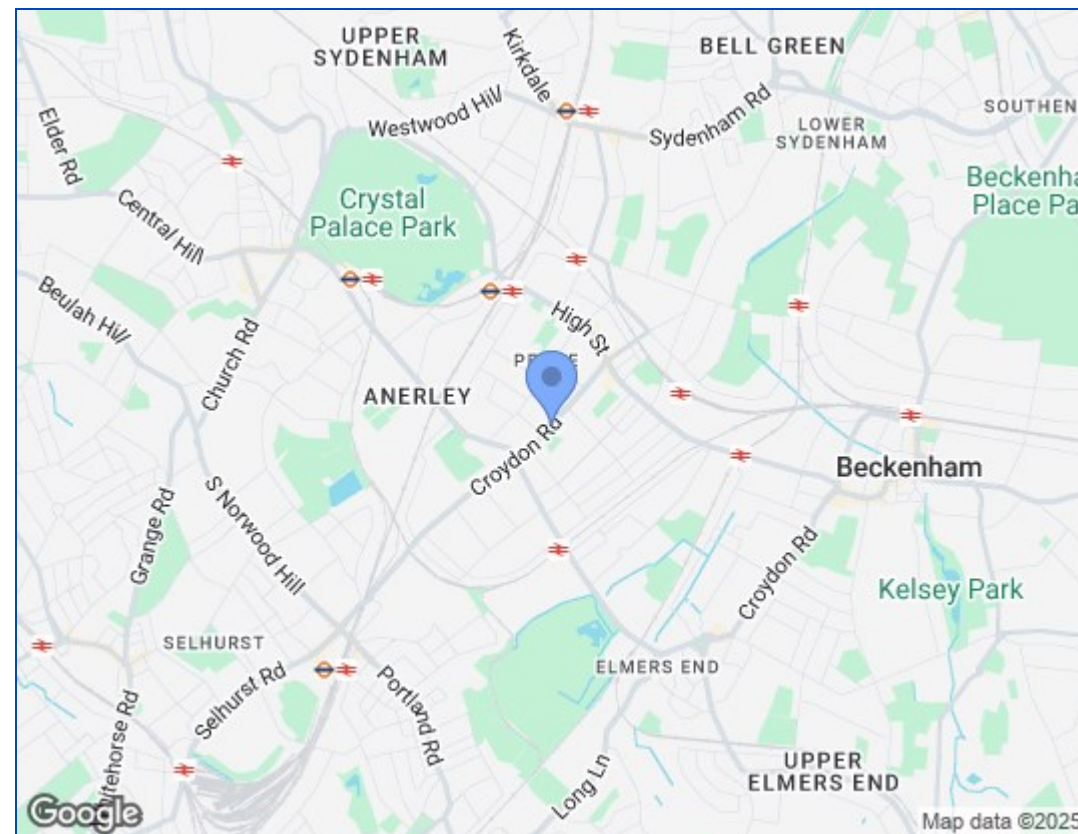
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 753 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 635 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 475 SQ FT  
FLOOR AREA WITHOUT EAVES 358 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1863 SQ FT / 173 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1748 SQ FT / 162 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

Melvin Road  
date: 07/10/25  
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	55	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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