

**Kangley Bridge Road,** London

Offers In Excess Of £450,000

2 1 1 D

propertyworld

## Property Summary

Propertyworld is delighted to present to the sales market this modern, low-maintenance freehold home, ideally suited to first-time buyers seeking a property that is both easy to manage and exceptionally well connected.

The property enjoys a highly convenient location just 0.2 miles from Lower Sydenham Station, offering direct services to London Bridge, Waterloo East, Charing Cross and Cannon Street via Lewisham, making it an excellent choice for commuters. The popular Bell Green Retail Park is also within easy reach, home to a large Sainsbury's supermarket, a variety of well-known retail stores and several drive-through dining options.

The accommodation is thoughtfully arranged and practical throughout. A welcoming porch leads into a bright and airy reception room, providing an ideal space for relaxing or entertaining. A neatly positioned staircase rises to the first floor, while to the rear of the property the spacious kitchen/diner offers ample room for a dining table and chairs. The kitchen is fitted with a range of wall and base units, providing generous storage and worktop space for food preparation. Sliding patio doors and a window overlook the private west-facing garden, which offers excellent potential for enhancement and outdoor enjoyment.

Upstairs, the first floor comprises two well-proportioned bedrooms, with both benefitting from fitted wardrobes, including with additional drawer storage. Situated between the bedrooms is a spacious three-piece family bathroom, complete with an integrated storage cupboard, ideal for towels and household essentials.

Combining modern living, excellent transport links and fantastic local amenities, this attractive home represents an outstanding opportunity for buyers looking to step onto the property ladder.

Penge Sales
020 8659 1005
www.propertyworlduk.net

## Property Summary

- Two bedrooms
- Freehold House
- Modern build
- Low maintenance
- Gas central heating and double glazed
- West facing rear garden
- Off road parking
- Freehold Tenure
- Epc rated D
- Council Tax Band D

## Our Vendor Loves...

Having to move closer to elderly parents its time to leave this lovely house which has been my home for the past 18 years. I have been very happy here, the neighbours are friendly and welcoming, the area is quiet and has all the amenities you need, on your doorstep. If you need to go further afield the train station into London/ Kent is a mere four minute walk away, and there are at least four other local stations nearby, so getting around is so easy. I hope the new owners will be as happy as I have been.





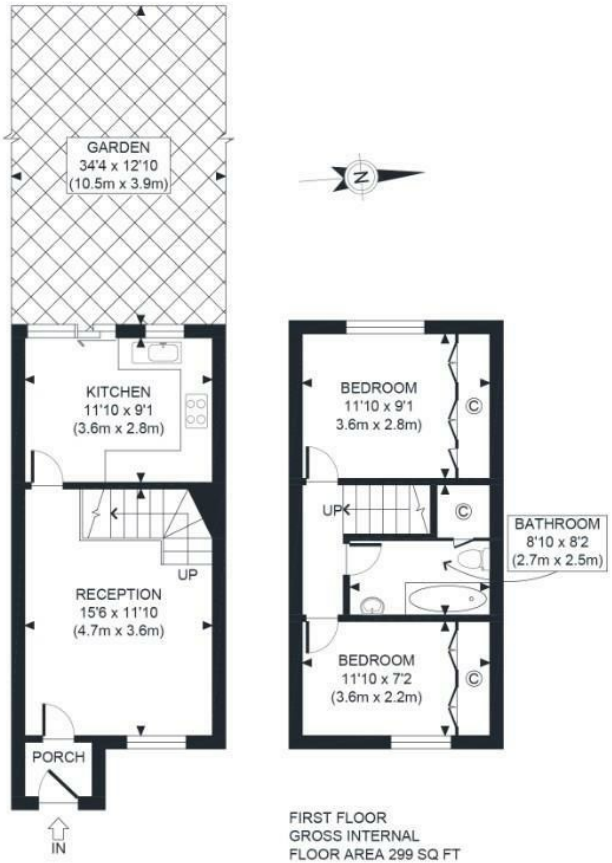




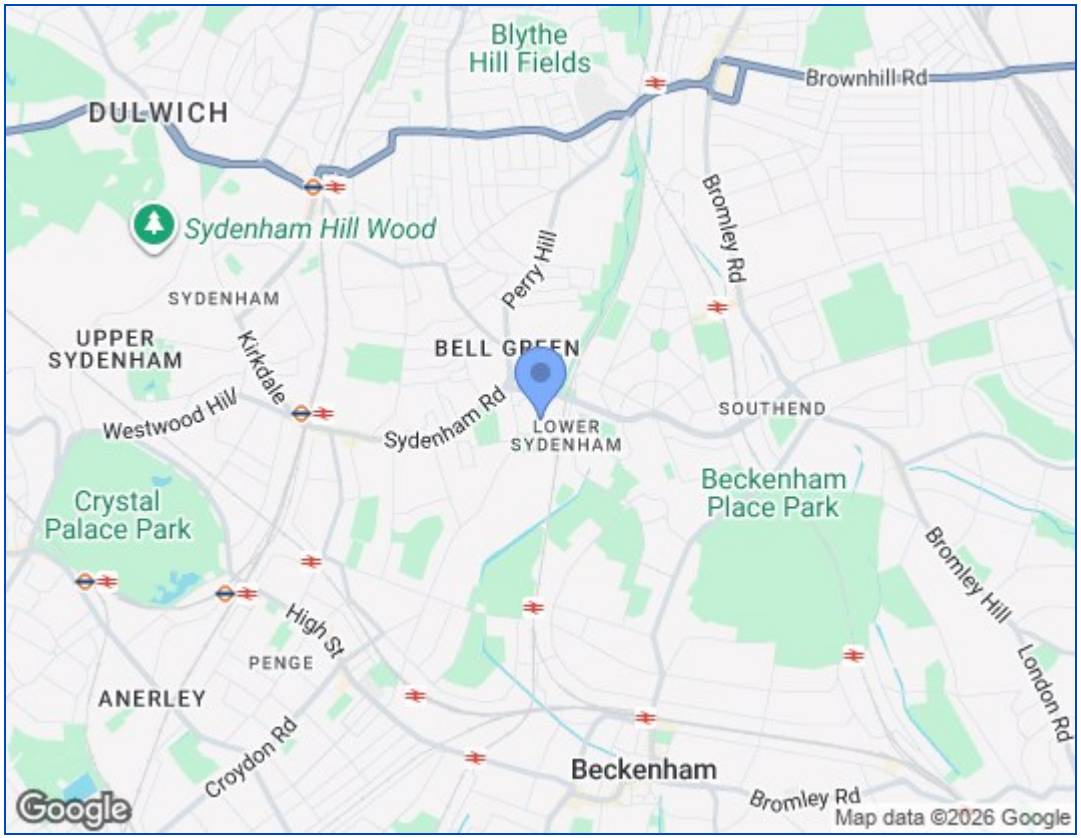


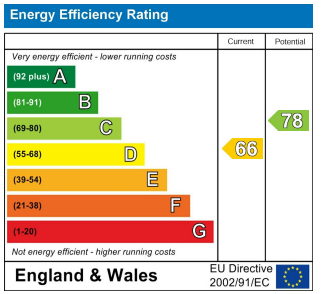







| APPROX. GROSS INTERNAL FLOOR AREA 611 SQ FT / 57 SQM | Kangley Bridge Road |
|---|---|
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 30/06/26 |
| | photoplan |




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Penge Sales
020 8659 1005
www.propertyworlduk.net