



**Samos Road, Penge**

Guide Price £500,000



## Property Summary

Guide Price; £500,000 - £525,000

Propertyworld is proud to offer this stunning three bedroom maisonette with bespoke designer kitchen and incredible PRIVATE garden. Located on one of SE20's best roads, the property is ideal for all local amenities, shops and transport links including uber trendy Crystal Palace (recently voted the best place to live in South London) with its array of eateries, vintage shops and the Everyman Cinema.

The property is fabulous, having been lovingly upgraded by the current owners over a number of years and really is a cut above the rest. The property will suit those buyers with an eye for detail and heart that seeks out beauty. Flooded in light, spacious and beautifully presented with its OWN FRONT DOOR and gorgeous garden, we expect strong interest from the market, so recommend you make an early appointment to view.

The details include: to front there is a beautiful lounge with an engineered wood floor, fireplace and bay window, the bathroom is stunning and includes a modern three piece suite, mains shower over bath, fully tiled walls and tiled floor, the centre piece of the flat is the bespoke handmade kitchen which as well as being beautiful to look at and beautifully made, has been designed to the smallest detail, creating ingenious storage solutions and best use of the space. As the kitchen makers themselves say "the colour palette combines with exposed ply and designed features such as shadow gaps and inset doors create a rich and varied composition of cabinetry." The property has three bedrooms (2 x dbs, 1 sgl) plus a huge loft above. To rear and accessed directly from the property is a truly wonderful private garden which has been lovingly tended by the current owners. Measuring over 70 feet, the garden has a number of distinct areas including two decked patios, a number of plants & shrubs plus a summer house to rear. A stunning property that deserves your attention.

Penge Sales

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## Property Summary

- Three bedroom maisonette
- Beautiful PRIVATE garden
- Fabulous location
- Stunning interior
- Private entrance
- Bespoke kitchen
- Flooded in light
- Period features & charm
- SHARE OF FREEHOLD
- Summer house

## Our Vendor Loves...

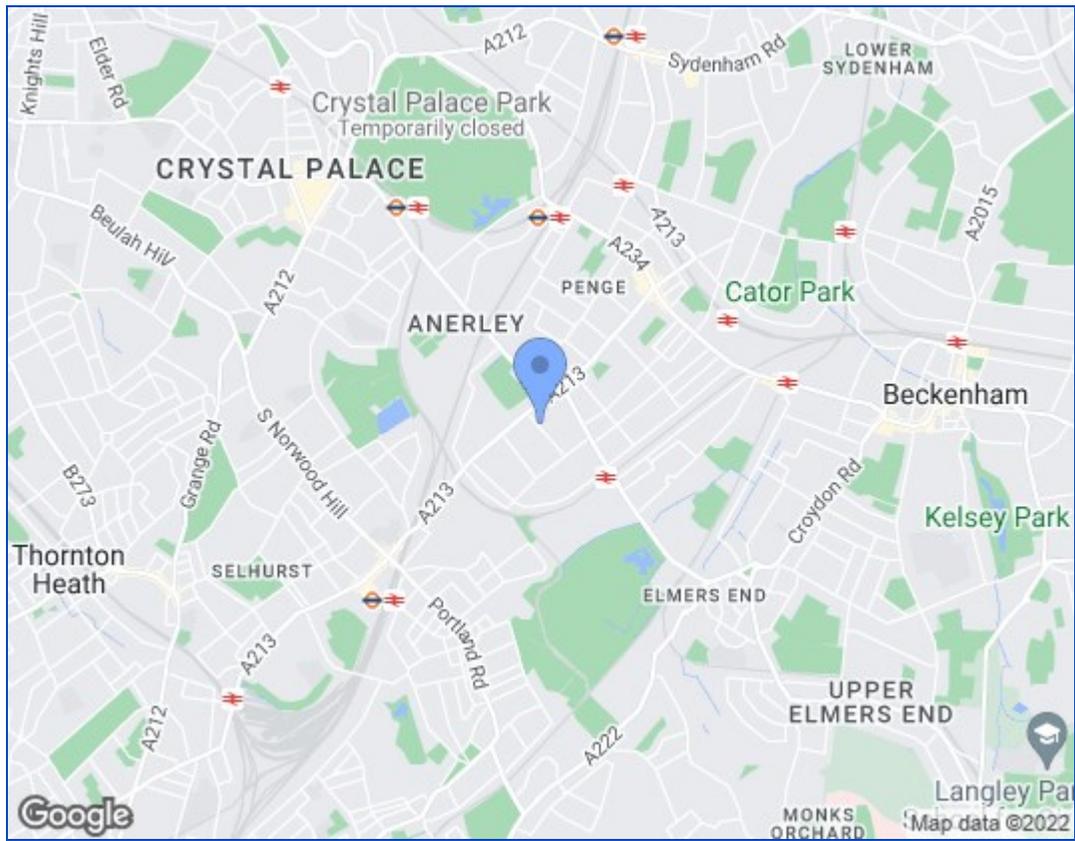
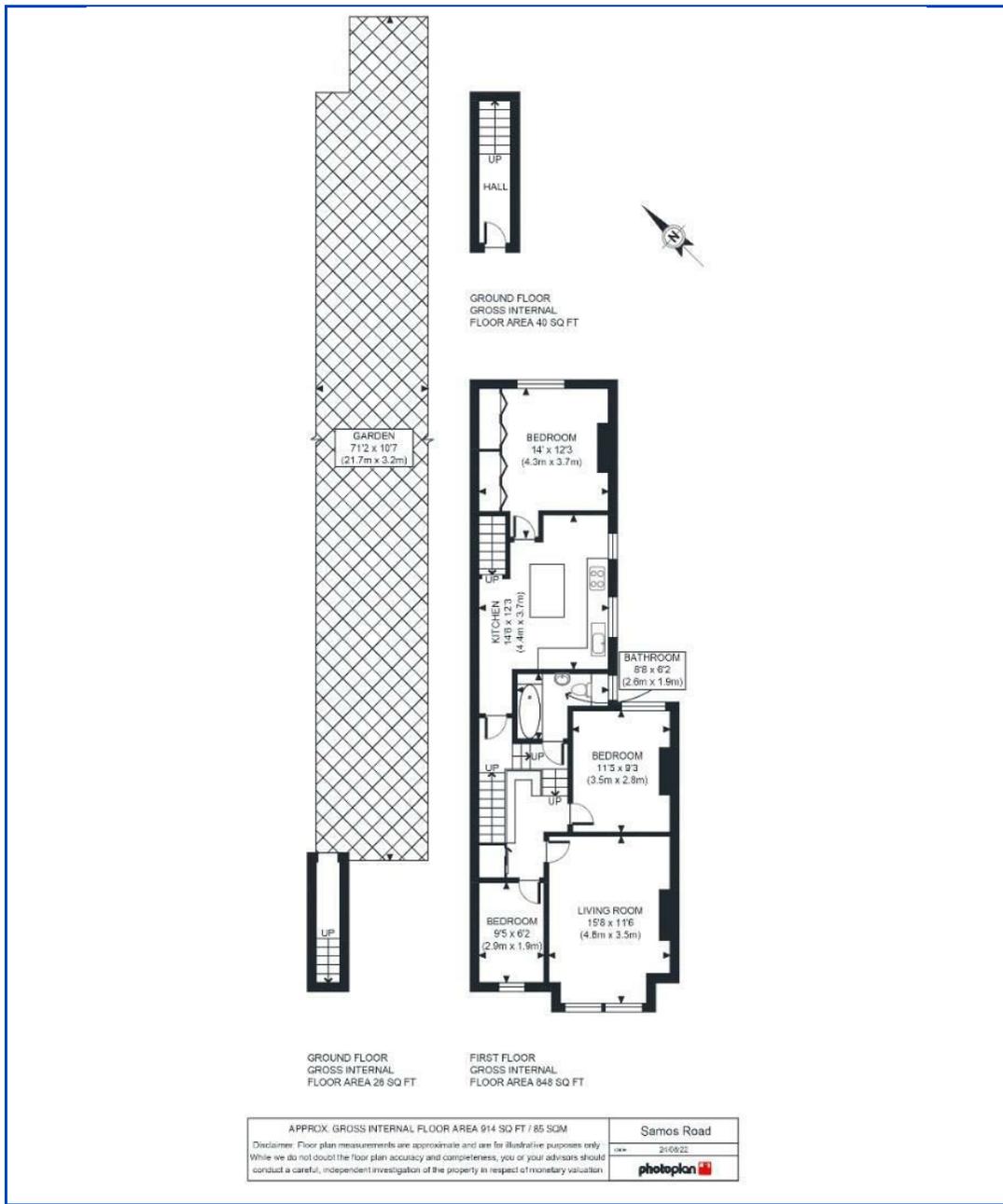
We've enjoyed living on Samos Road for the past 9 years and have made great friends with our neighbours. There's a lovely community spirit with a Facebook page for our street that is perfect for getting to know everyone and catch up on the news and goings on locally.

It's difficult to believe that we're in London when gardening and relaxing amongst all the trees and nature. In summer it's sunny all day in the garden; travelling from one end of the garden to the summer house in the afternoon.

We have spent many years enjoying the house and renovating all the rooms inc our kitchen which we love! Samos Road is a true hidden gem that we will miss very much and we hope you too can enjoy all it has to offer.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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