



## Kenilworth Road, Penge

Guide Price £625,000



3



2



2



D





## Property Summary

Guide Price £625,000 - £650,000

Propertyworld proudly presents another home, available for sale in the much sought after Kenilworth Road. Having been in the family loom for many years, the house has been a well-loved and whilst requiring modernisation is both clean and well presented, with no onward chain.

Please note that on that basis, we are only booking viewings with immediate proceedable purchasers, should they be interested.

Flooded with natural light and boasting spacious rooms throughout, there is scope to extend in the attic as well, as to the rear- subject to the usual building permissions and regulations, of course.

The ground floor provides two generously sized receptions - one to the front and one to the the very rear with a beautiful stained glass window and dual aspect centred door to a pretty south facing, rear garden. The kitchen/diner sits the middle of the property - true to the original build of the house, along with a modern shower room/ W/c. A long hallway with great storage downstairs give way to the first floor

Upstairs, on the first floor, you will find three double bedrooms and a four piece bathroom suite. As mentioned, the loft is huge and could be converted if wanted.

Location is real winner too, having Royston recreation grounds literally a few doors along this one-way, quiet, residential road, which is just off of High Street Penge. On the high Street, there is almost instant access to Kent House Rail Station for London commuting, as well as a vast array of neighbourhood restaurants, gastropubs, and independent shops on your doorsteps in the opposing direction, including two outstanding Ofstead rated Primary schools with nurse and infant feeders

This is a lovely family home that offers the opportunity to put your own stamp on it, and to add value!

## Property Summary

- Three double Bedrooms
- Terraced family home
- In need of modernisation
- Two separate reception rooms
- High Ceilings
- Gas central heated and double glazing
- Sought after location
- Freehold Tenure
- Epc rated D
- Council Tax band D

## Our Vendor Loves...

This home has been in the family, for over 50 years and has some beautiful memories for myself and the family.

Its a big house and there was always plenty of room for us, as we were growing up.

The Park, just a few doors along, was great for a bit of footie at the weekend. All the shops are minutes walk away and it was great for getting into London, with the Train Station literally over the road.



Penge Sales

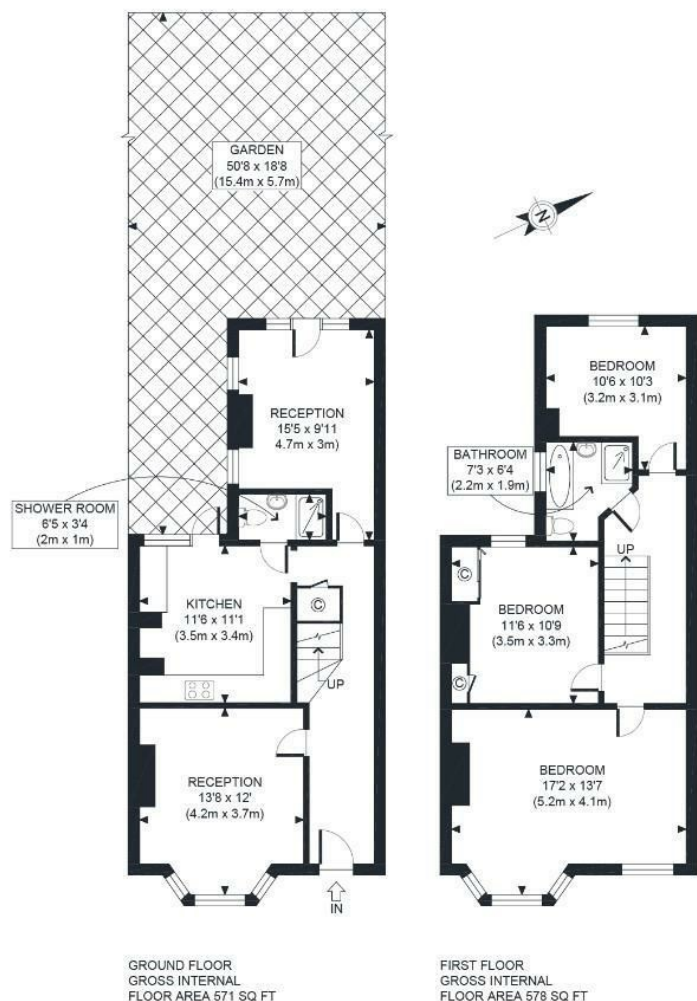
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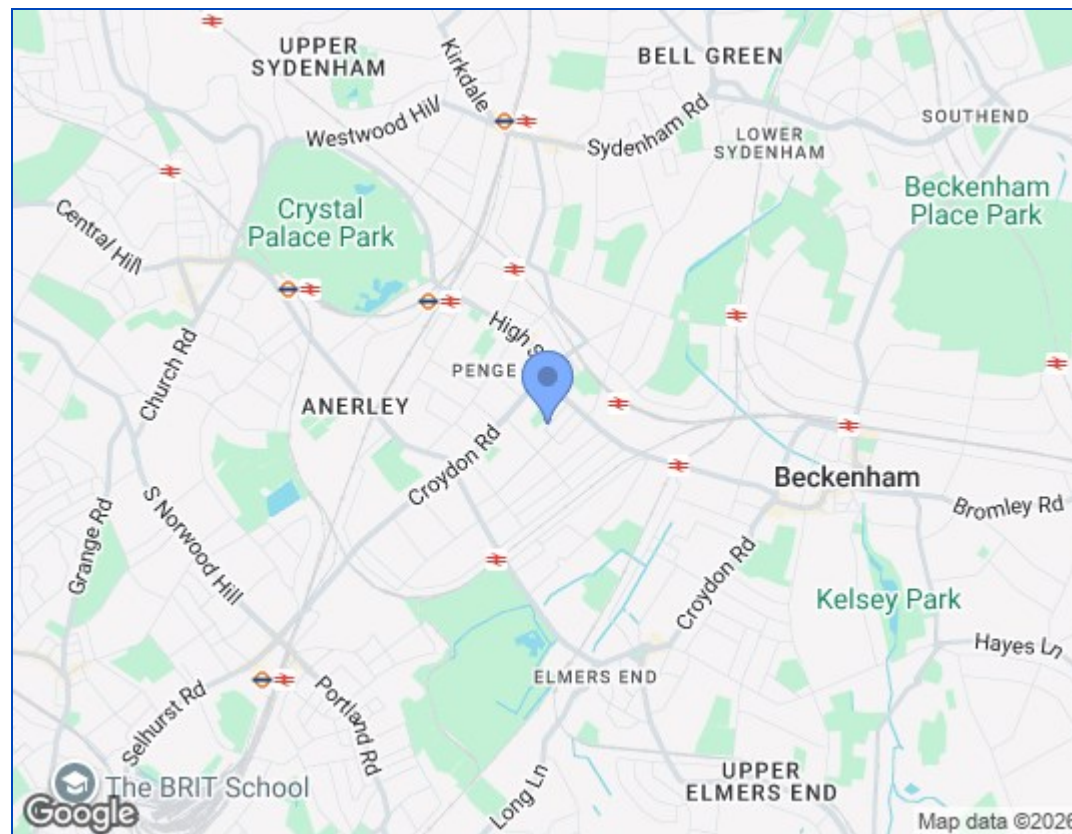








<b>APPROX. GROSS INTERNAL FLOOR AREA 1149 SQ FT / 107 SQM</b>	Kenilworth Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 24/01/26
	photoplan



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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