



**Avenue Road, Penge**

Asking Price £750,000



4



2



2



D



## Property Summary

Propertyworld is delighted to present this charming four-bedroom, two-reception mid-terraced 1930s home, offering over 1,800 sq. ft. of beautifully presented living space, including eave storage. Located on the sought-after Avenue Road, this exceptional property is moments from multiple train stations and Penge High Street's excellent amenities.

The ground floor features a stunning entrance hallway with a beautiful wooden floor that extends into one of the two reception rooms, a modern fully fitted shaker-style kitchen, a utility room, and a bright conservatory leading to a stunning 62ft garden, mainly laid to lawn, perfect for families and entertaining.

On the first floor, you'll find three well-proportioned bedrooms (two doubles and a single) and a stylish family bathroom complete with a separate bath and walk-in shower. The converted loft offers a spacious fourth bedroom with its own ensuite bathroom and substantial eave storage.

With a driveway for two cars, full double glazing, and an abundance of natural light throughout, this home is a rare find. Conveniently located near Birkbeck and Kent House stations, providing easy access into central London, as well as multiple bus routes and the Tram network. Both Penge and Beckenham easily reached on foot offering a wealth of dining, shopping and entertainment options. This is a fantastic opportunity for families looking for space, style, and convenience.

Must be seen! Call Propertyworld today to arrange your viewing.

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

## Property Summary

- Four bedroom family home
- Two reception rooms
- Two bathrooms
- Utility room and conservatory
- Private drive for easy off road parking
- 60 ft Southerly garden
- Full of natural light
- Council Tax Band D
- EPC Rated D
- Freehold Tenure

## Our Vendor Loves...

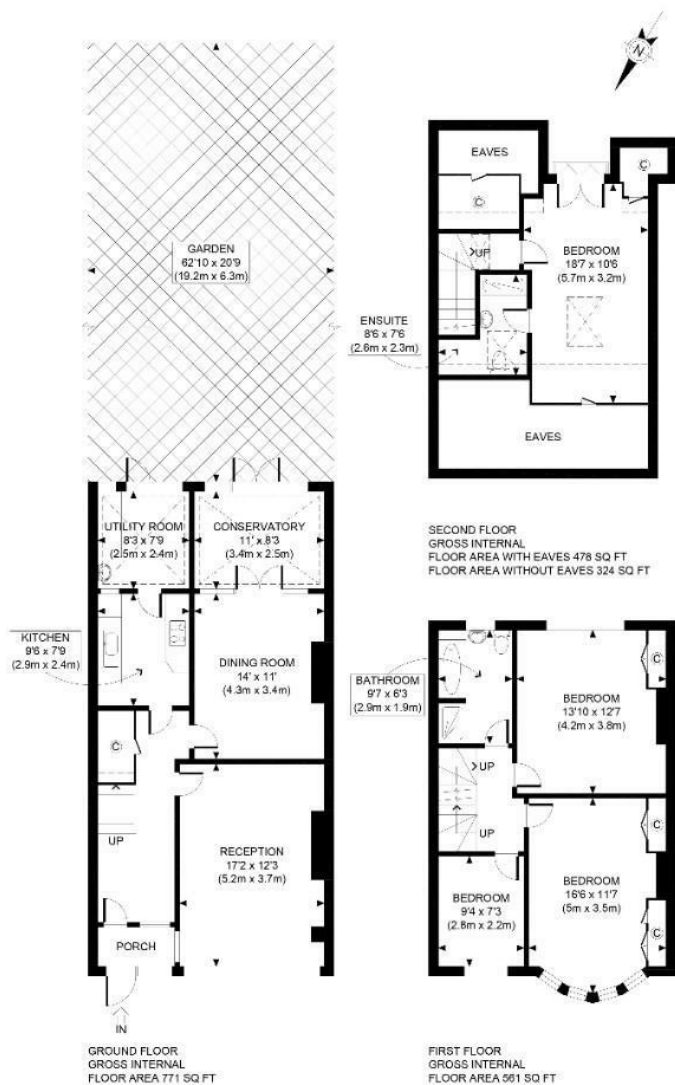
Having purchased our home exactly 30 years ago to raise a family, and the last of our three children having flown the nest, it's time to reluctantly move on. We will miss the spacious rooms these 1930's houses offer, and the convenience of its location based within a short walk of local schools, the Croydon tram network, London Overground and four different National Rail stations, giving you a choice of different main lines into London. It has been a perfect house to raise a young family whilst forging a career throughout London.







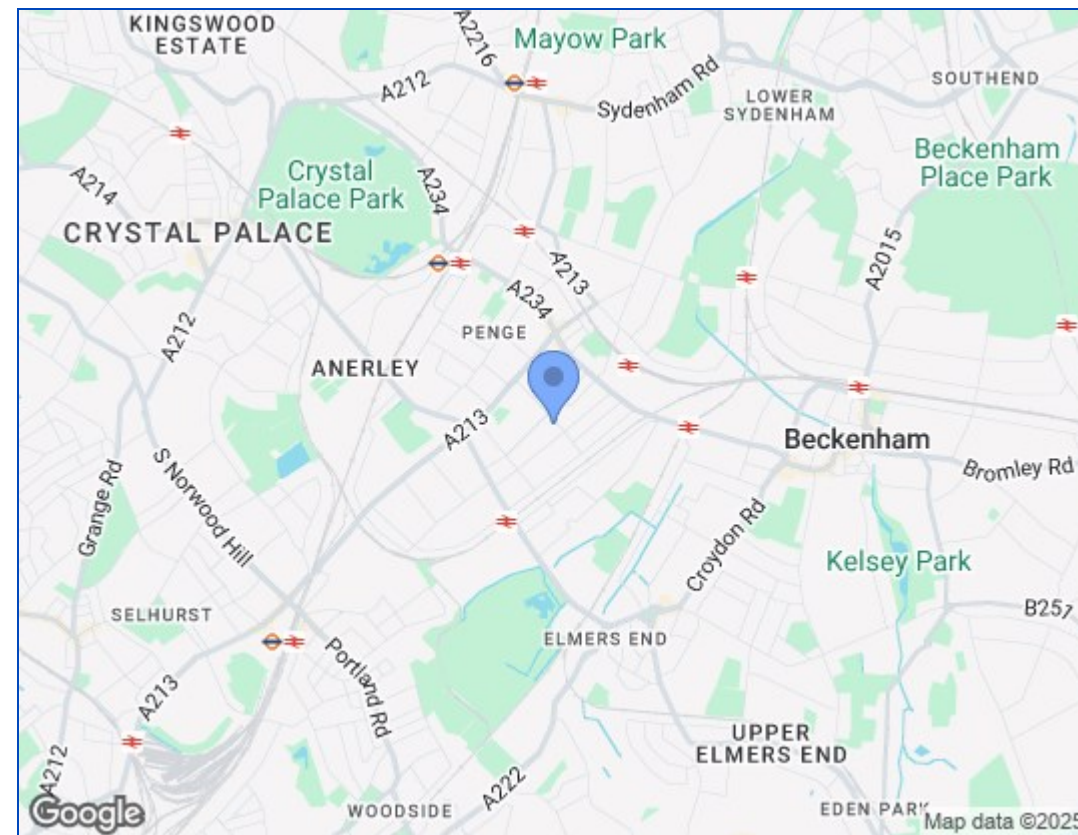




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1610 SQ FT / 166 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1656 SQ FT / 154 SQM

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.

Avenue Road  
100225  
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                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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