



**Howard Road, Penge**  
Asking Price £619,995



## Property Summary

Propertyworld is delighted to present this well presented, three-bedroom, family home with private front and rear gardens in sought after Howard Road, Penge. Having been completely renovated approximately 10 years ago, the property is offered in excellent condition. The accommodation is almost 1000 square feet and is blessed with an abundance of natural light.

On the ground floor to the front is a gorgeous reception room with a large window that bathes the room in light. There is recessed shelving providing storage, and the flooring is carpeted. The second reception has been opened with the kitchen creating a wonderful entertaining and dining space. Solid wooden flooring adds a luxurious feel and is perfectly complemented by the sleek fitted white kitchen that comes with a range of integrated appliances. Patio doors lead to the incredible 115 ft rear garden. There is a decked area immediately then a large expanse of lawn.

Upstairs you will find three bedrooms, two large doubles, and a spacious single. The bathroom is contemporary with a clean white three-piece suite with over bath shower. There is also a loft providing additional storage. The property is also double glazed throughout.

Howard Road is close to Penge High Street with its wide range of gastropubs, neighbourhood restaurants, coffee shops and independent retailers. The transport options are plentiful with Penge East and West both within a short walk. Families are well catered for with several parks nearby including the award-winning Crystal Palace Park and several good schools.

This is a delightful family home – please call Propertyworld to see for yourself!

## Property Summary

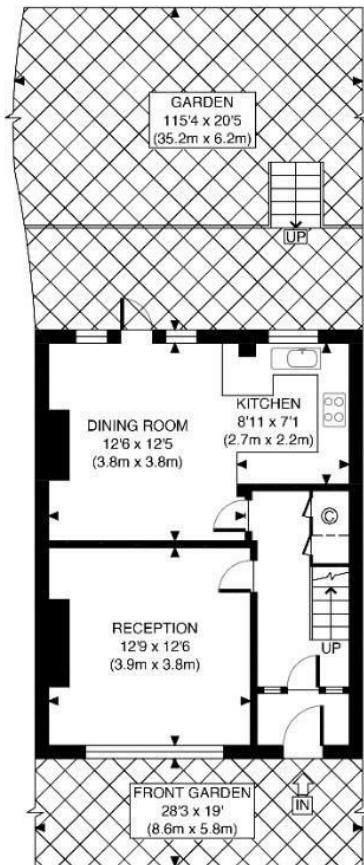
- Three bedroom home
- Front and rear garden
- Full of light
- Gorgeous reception room
- Open plan kitchen / diner
- Modern fitted kitchen
- 115 ft rear garden
- Double glazed
- EPC rating C
- Council Tax C

## Our Vendor Loves...

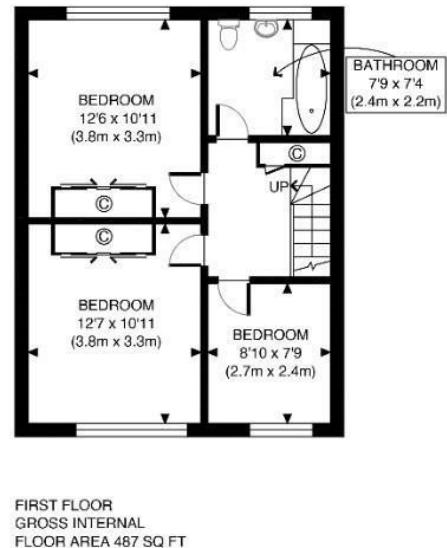
"We love the fact the house is so full of natural light. The house has a warm, comfortable vibe and is perfect for families because of the huge garden which our children (and we) adore. We have spent many a joyful day in the garden, relaxing with friends and family. Finally, we love how green the outlook is! We have loved living here and hope the new owners love it as much as we have!."







GROSS INTERNAL  
FLOOR AREA 483 SQ FT



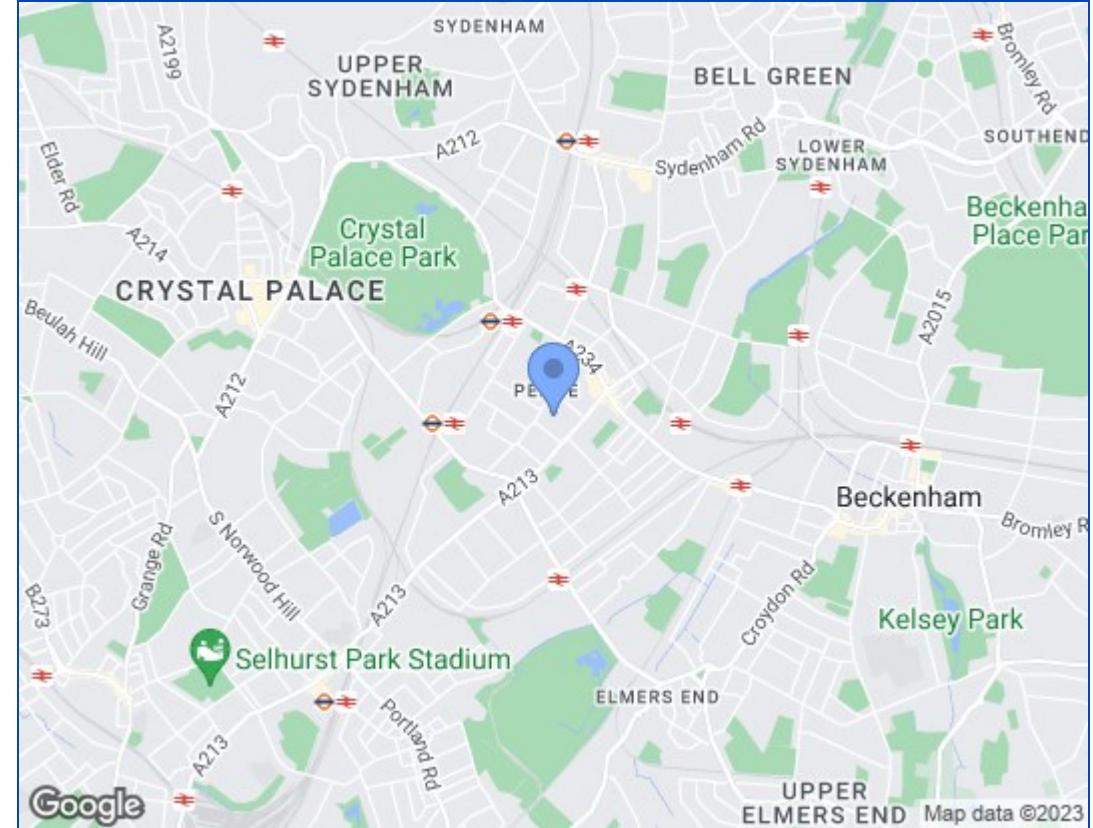
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 487 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 970 SQ FT / 90 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

Howard Road

date: 20/07/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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