



**Cottingham Road, Penge**

Offers Over £575,000



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## Property Summary

Available to View 2/11 1pm

Propertyworld is delighted to present this spacious, three bedroom, two reception Edwardian House in sought after Cottingham Road, Penge. The property is offered with no onward chain. The house presents an opportunity both to add value and put your personal stamp on it, with further opportunities to extend or convert the loft if desired, subject to usual planning consents.

The accommodation benefits from an abundance of natural light, with large, double-glazed windows throughout. There are two generous reception rooms on the ground floor, the main, to the front has a sizable West facing bay window. The second reception room to the rear has views of the pretty garden which can be accessed through patio doors. The kitchen, whilst separate, is partially open, and features fitted units, integrated electric oven and hob. This could easily be opened to create an impressive kitchen diner. There is also a utility area under the stairs with space for a dishwasher, washing machine and fridge freezer. The rear garden is well tended, with a patio area and generous lawn, with mature shrubs and plants in the borders, and a greenhouse and shed at the rear.

On the first floor you will find three bedrooms, two are large doubles, the third is a single. The bathroom has a three-piece suite with a Mira shower over the bath. There is a large loft that can be converted (many have done so in the road), again subject to planning consent.

Cottingham Road is a quiet residential road of similar period houses in the heart of Penge. Penge has a range of excellent neighbourhood restaurants, several gastropubs, coffee shops and independent retailers. The transport links are excellent, and you have three stations all within a short walk (Penge East, Penge West and Kent House) providing fast access into London and beyond. There are several good schools close by as well as a wealth of green spaces and parks including the award-winning Crystal Palace Park

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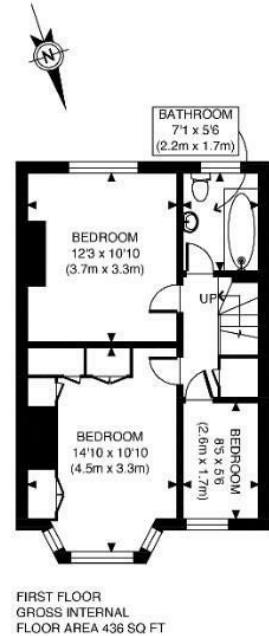
- Three bedroom Edwardian house
- Two reception rooms
- No chain
- Gas central heating throughout
- Large pretty rear garden
- Opportunity to upgrade and add value
- Large loft that can be converted (subject to planning consent)
- Quiet residential location close to amenities
- EPC Rating D
- Council Tax band D

## Our Vendor Loves...

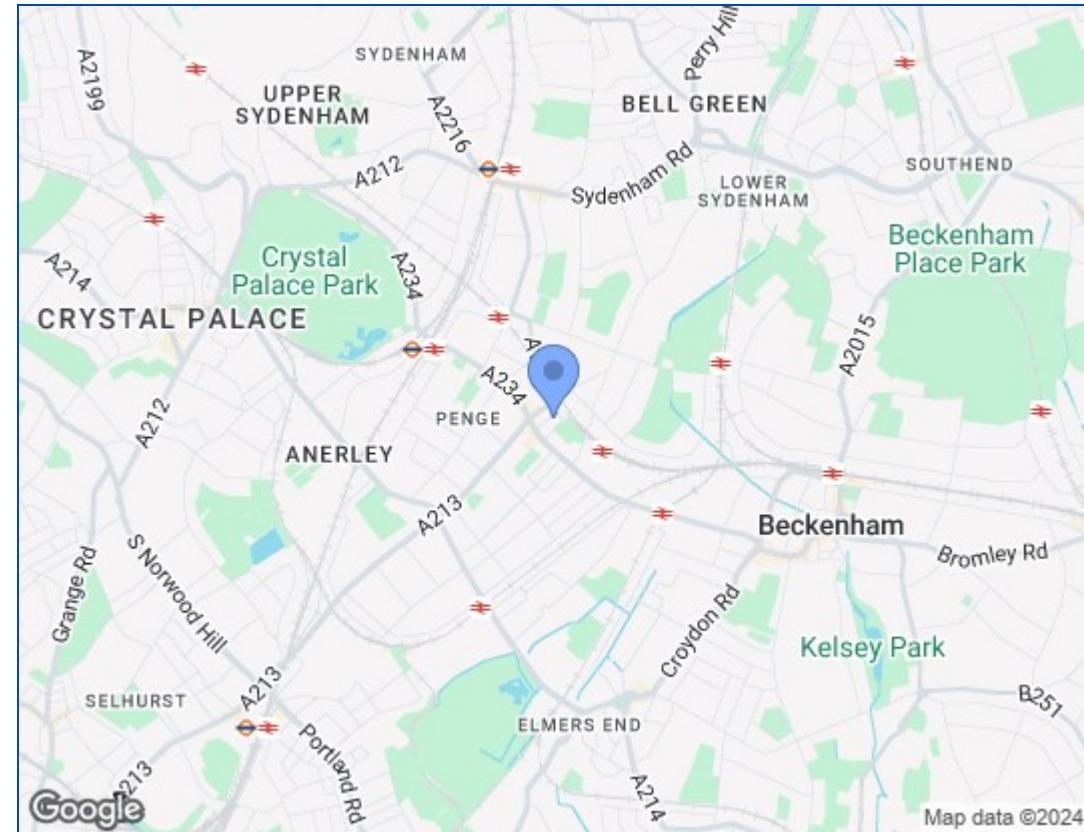
"My mum loved the bright and spacious feel of the house and the beautiful and easily manageable garden. She stayed almost 40 years and saw many changes, but the important things remained the same....the road is very quiet, yet so convenient for Penge High Street and an excellent range of transport links. The road has a strong community spirit and mum made friends with many neighbours. Her immediate neighbour has been there almost as long as mum and became a great friend, sharing gardening duties! The other immediate neighbours are a quiet family with two small children who have stayed in their house for about 5 years, partly because they are so impressed with the local schools."







APPROX. GROSS INTERNAL FLOOR AREA 871 SQ FT / 81 SQM	Cottingham Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. Whilst 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: 16/08/24 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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