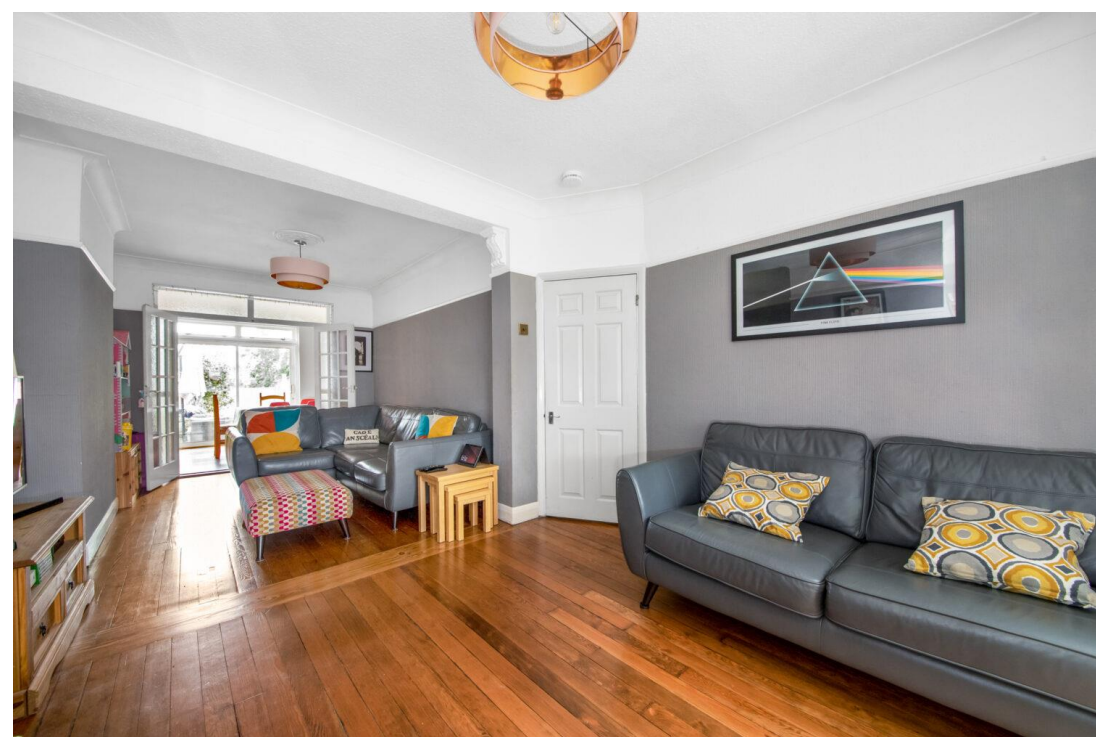
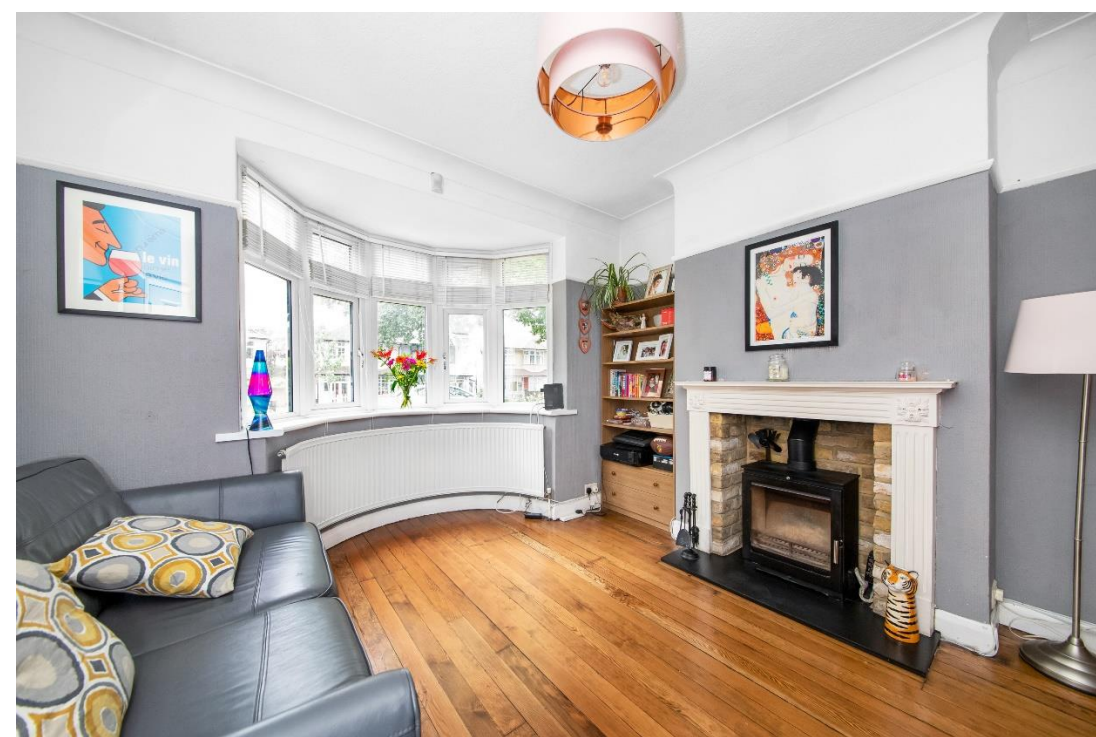




Kent House Lane BR3
Offers in excess £699,950

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In general

- Superb 1930's semi detached house
- No onward chain
- Through reception
- Kitchen opening onto dining room
- Four bedrooms
- Beautifully finished family bathroom and en suite
- Wonderful 100ft garden backing onto allotments
- Downstairs cloakroom
- Off street parking
- Rear extension

In detail

A superb 1930's semi-detached house with off street parking and 100ft landscaped garden, positioned on a highly sought after road in BR3, close to several open green spaces, transport links and good local schools.

This wonderful property offers a light filled, characterful and inviting home ready for an incoming purchaser to immediately enjoy.

Offering spacious accommodation over three floors the ground floor comprises a generous through reception, with original wood flooring, wood burner and a large beautiful curved bay window overlooking the front garden, opening onto a dining room with direct access into the rear garden, a galley kitchen and a downstairs WC.

The first floor offers two double bedrooms, and child's room / study and a fresh, contemporary family bathroom with separate shower cubicle.

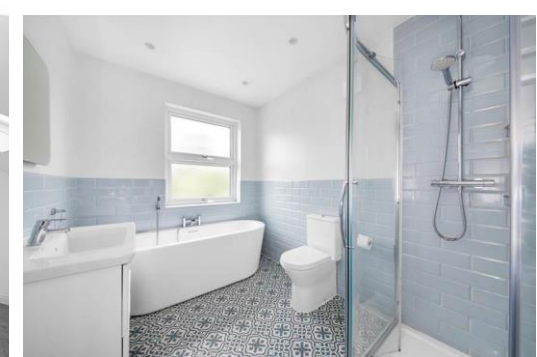
The second floor enjoys a recently completed loft conversion; a wonderful master bedroom with ensuite shower room finished with high quality fittings.

The owners have also created a garden, perfect to entertain, relax and enjoy, comprising a large patio area, borders stocked with established plants and a well maintained lawn. To the rear of the garden is another lovely patio area, a perfect spot to unwind at the end of the day. The garden backs onto the allotments and is not over looked.

Further benefits include off street parking.

Kent House Lane is a well-regarded, residential road, well located for access to a wealth of shopping facilities, amenities and transport links including Lower Sydenham (Charing Cross), Penge East (Victoria), Sydenham Overground and New Beckenham.

EPC: D | Council Tax Band: D



Floorplan

Kent House Lane BR3

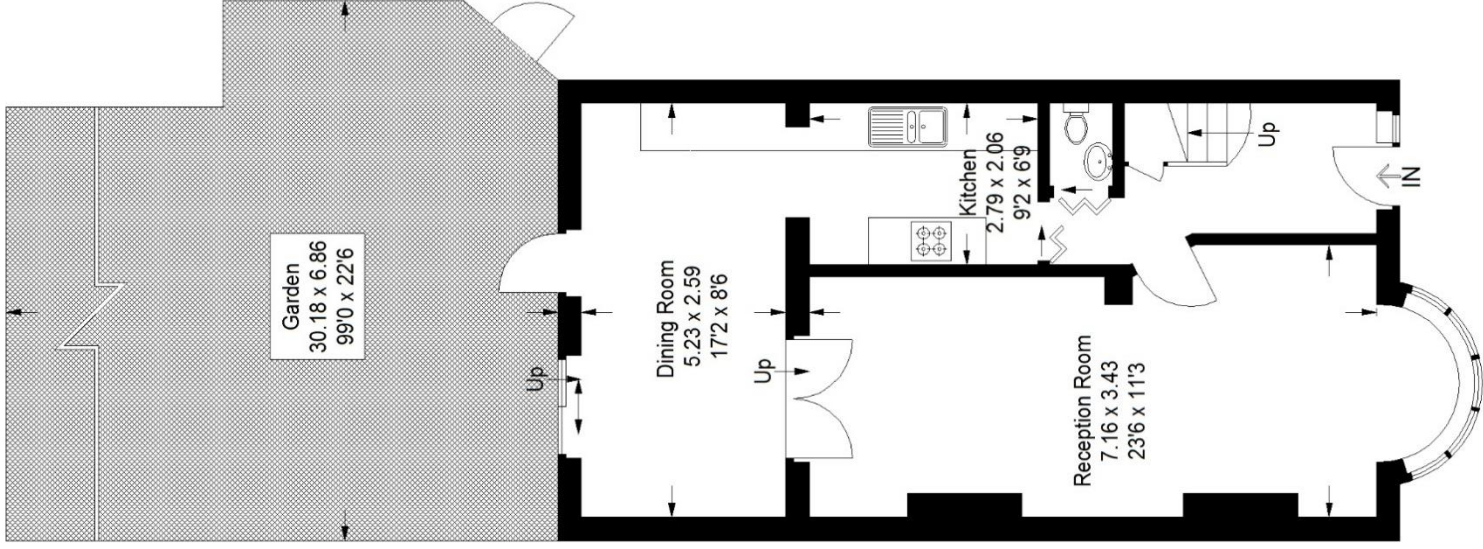
Approximate Gross Internal Area

Ground Floor = 55.3 sq m / 595 sq ft

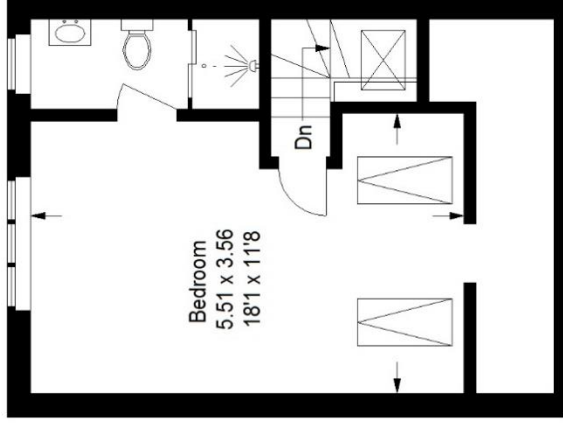
First Floor = 39.5 sq m / 425 sq ft

Second Floor = 31.6 sq m / 340 sq ft

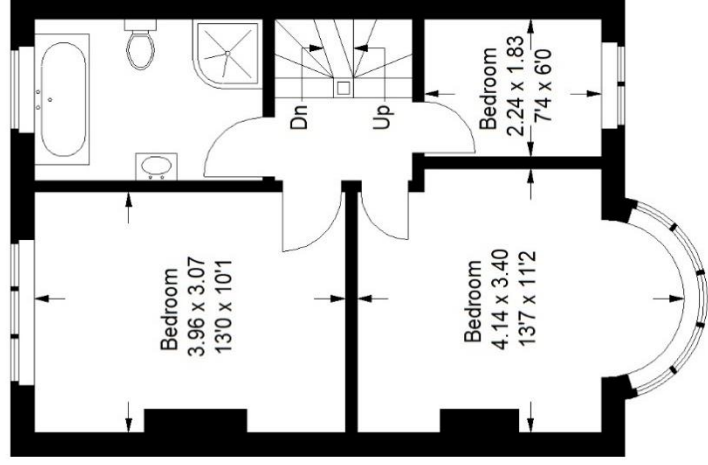
Total = 126.4 sq m / 1360 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67.1 D	84.1 B

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