



Parish Lane SE20
Guide £575,000 - £600,000

0208 702 9777
pedderproperty.com

pedder



In general

- Three Bedrooms
- Landscaped south-west facing rear garden
- Upstairs contemporary bathroom
- Through reception
- Superb transport links
- Light and airy accommodation

In detail

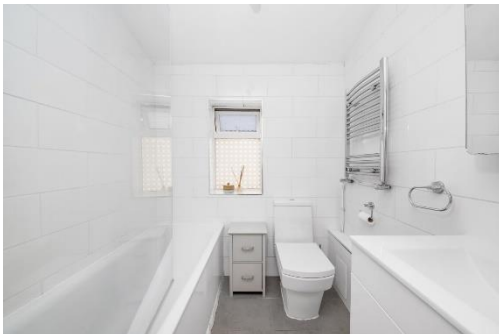
A well-presented family home with a south-west facing rear garden, conveniently located near open, green spaces and comprehensive transport links.

The property has been well-loved for a number of years and maintained to an exceptional standard. Comprising of a neutral palette with splashes of colour throughout, the property presents a great opportunity for a buyer to immediately enjoy upon moving in.

Double-glazed windows are currently installed, with a modern finish flowing from the living spaces, into the kitchen and upstairs bathroom.

Parish Lane also offers numerous travel links which are easily accessible with just a short walk. Penge East 0.5m (Victoria), Penge West 0.7m (Overground) and Lower Sydenham (Charing Cross & Cannon Street) via a short bus journey.

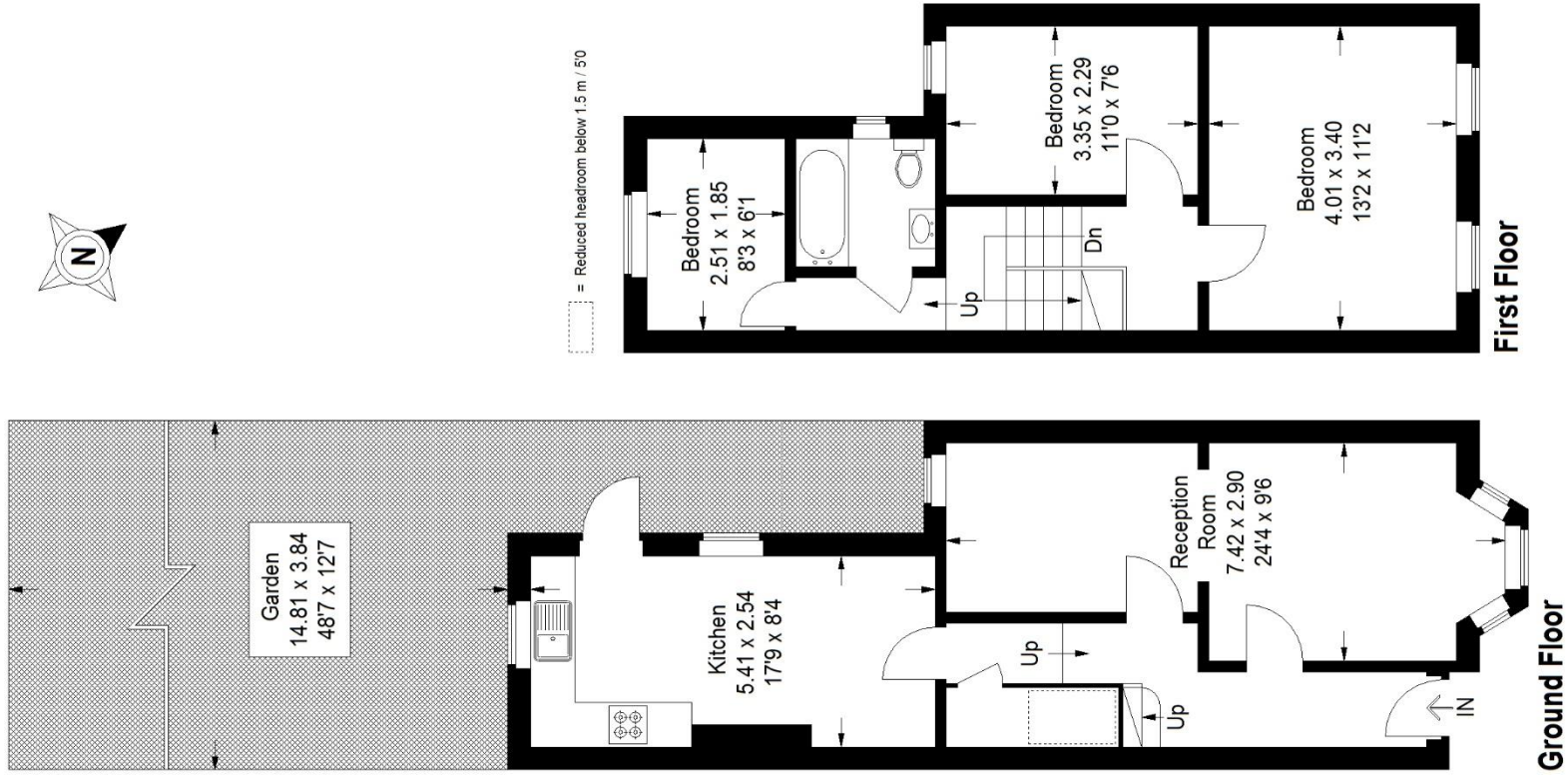
EPC: D | Council Tax Band: C



Floorplan

Parish Lane, SE26

Approximate Gross Internal Area
Ground Floor = 42.5 sq m / 457 sq ft
First Floor = 37.7 sq m / 406 sq ft
Total = 80.2 sq m / 863 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2022
These plans are for representation purposes only
as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings
are approximate. Please check all dimensions,
shapes and compass bearings before making
any decisions reliant upon them.