



Station Road SE20  
OIEO £600,000

0208 702 9777  
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# In general

- Beautifully presented
- Large through lounge
- Superb kitchen / dining room
- Landscaped private rear garden
- 2 Double bedrooms
- Recently replaced boiler
- Moments from Crystal Palace Park
- Great transport links

# In detail

A beautifully presented two double bedroom period house located within close proximity of Crystal Palace Park, Penge East and Penge West stations.

Utilising a harmonious colour scheme and signature pieces, the owners have injected atmosphere and character into this property making a comfortable home for an incoming purchaser to immediately enjoy.

Comprising a light, bright and spacious through reception with beautiful stripped wood flooring and recently replaced windows, a charming kitchen / dining room with French doors opening onto a landscaped garden. Upstairs are two double bedrooms and a stylish and contemporary family bathroom.

Station Road is ideally located for access to both Overground and Victoria line links, the numerous amenities found on the high street and wonderful open green spaces. EPC - D

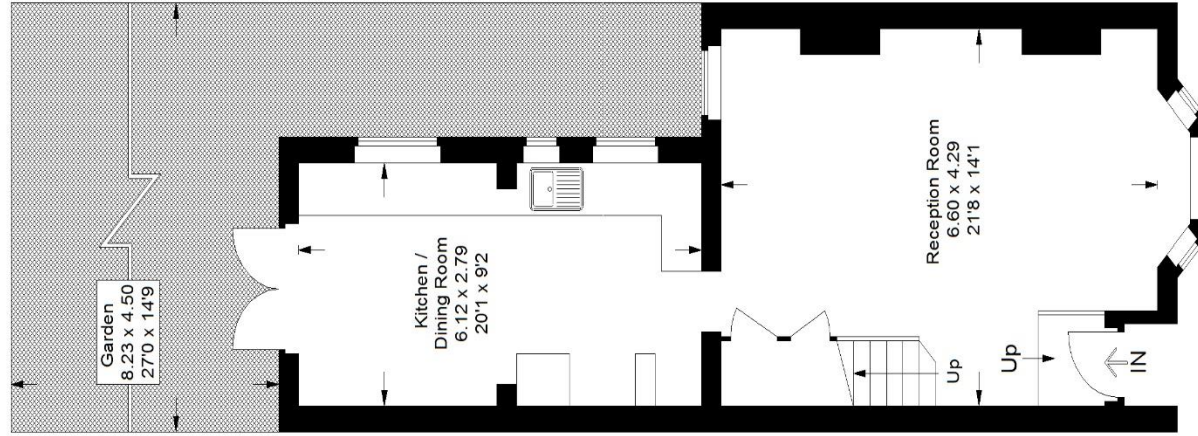




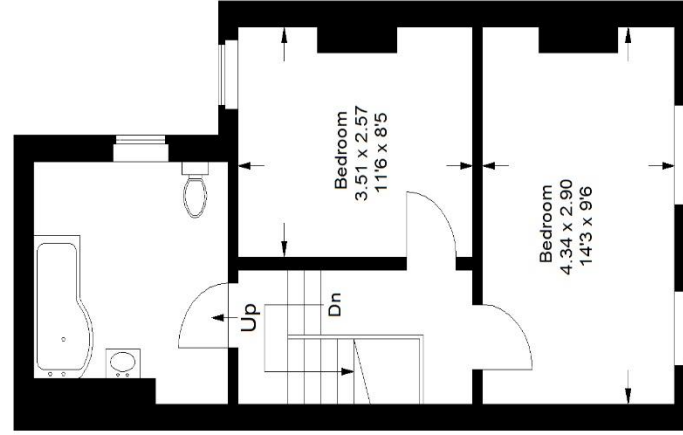
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	85   B
39-54	E		
21-38	F		
1-20	G		

## Station Road SE20

Approximate Gross Internal Area  
**Ground Floor = 47.0 sq m / 506 sq ft**  
**First Floor = 37.4 sq m / 402 sq ft**  
**Total = 84.4 sq m / 908 sq ft**



**Ground Floor**



**First Floor**

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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions and shapes and compass bearings before making any decisions reliant upon them.

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