



Frant Close, Penge

Offers in excess of £450,000

4  2 

Property Summary

Propertyworld presents this deceptively spacious **FOUR BEDROOM**, terraced house to sales market. Located in a residential cul-de-sac, in the heart of Penge, the property is ideally positioned for all local amenities with train stations available at **PENGE WEST**, **PENGE EAST** and **KENT HOUSE**. This family home provides four generous sized bedrooms, as well as a nice sized lounge to rear. Boasting **NO ONWARD CHAIN AND FANTASTIC VALUE FOR MONEY**, the property offers: large gardens to both front and rear, and a kitchen/diner measuring in excess of 16ft. A fabulously spacious lounge which stretches across the entire rear of the house, allowing a full width view over the rear garden. Up on the first floor there are four bedrooms (2 dbs, 2 sgls) with both single bedrooms bigger than you would usually expect, plus a family bathroom including three piece suite and shower, plus large loft and incredible amounts of storage. Additional benefits include: double glazing, freehold tenure, gas central heating and **RESIDENTS PARKING**. This is a fabulous family home in our opinion with plenty of practical living space over two floors and bags of potential. Call Propertyworld on 0208 659 1005 to book an appointment to view,

Key Features

- Four bedrooms
- Terraced family home
- Large lounge
- Spacious reception room
- Three piece bath suite
- Double glazed
- Gas central heating
- Front and rear gardens
- Fantastic location
- Must be seen



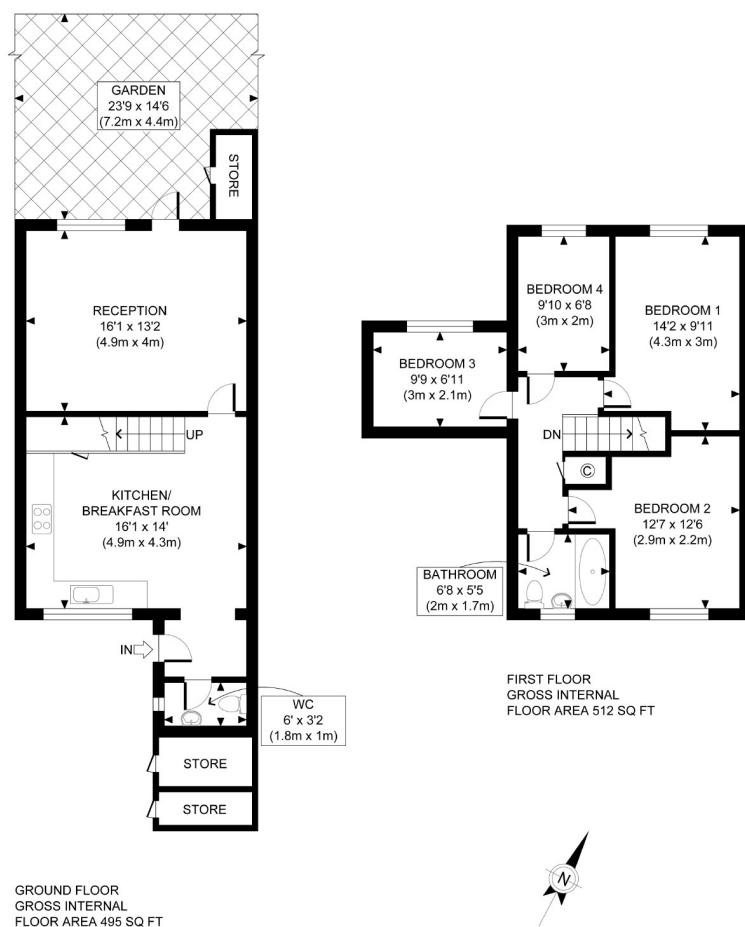
Our Vendor loves...

Our Vendor loves

"This has been a great family home and visitors are always surprised when I tell them there are four bedrooms. The neighbours are friendly and we love the big kitchen/diner"







APPROX. GROSS INTERNAL FLOOR AREA 1007 SQ FT / 94 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	date: 10/06/22
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	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	58

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.