



Montrave Road, Penge

Asking price £875,000

4  1 

Property Summary

A truly stunning four DOUBLE bedroom house with a SOUTH FACING rear garden offered to the sales market by Propertyworld. This exceptional property, has been upgraded by the current owners, to create a stylish, elegant yet welcoming home. Boasting three floors of living space, beautifully proportioned accommodation throughout, period details and charm plus fabulous natural light, this is a magnificent property.

Located on arguably SE20's best road, the house sits on a quiet residential cul de sac, close to the centre of Penge with its array of shops and amenities, is 2 mins from the award winning Crystal Palace Park (awarded best park in London recently) and between two mainline stations.

The details include: on the ground floor there is a stunning reception room with stripped wood floors, neutral decor, wood burning stove, bay window, dado rail, open fire and sash windows, the kitchen / diner to rear is fab with a breathtaking herringbone floor, double aspect, spotlights, woodburner, a range of base shaker style units, bay window plus a door which leads to the SOUTH facing rear garden, on the first floor there are three beautifully presented bedrooms and family bathroom, on the second floor there is a fourth double bedroom and bathroom. The private rear garden has been lovingly tendered by the current owners and has a real sense of privacy. With a generous patio area and mature lawn to centre, this will be a great place to spend some time enjoying those south facing rays.

Key Features

- Four bedroom house
- Period property
- TWO bathrooms
- Exceptional condition
- SOUTH facing rear garden
- Fabulous location
- Close to Crystal Palace Park
- Flooded in natural light
- Period detail throughout
- Spacious accommodation
- Rare opportunity
- Must be viewed

Our Vendor loves...

Our Vendor Loves.....

"This is a wonderful family home and it will be greatly missed. The house, the neighbours, the street has all been amazing"







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 591 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 592 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 220 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1403 SQ FT / 130 SQM	Montrave Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. 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	Date: 10/05/22
	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		41	42
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		46	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.