



Gladstone Mews, Penge

£550,000

3  1 

## Property Summary

Available to view on Saturday 25th June 2022 at 1.15pm - call now to book to view.

Propertyworld is delighted to present this well presented, three bedroom family home with private garden in Gladstone Mews in the heart of Penge. The property is bright and airy with an abundance of natural light throughout. All flooring throughout the house is engineered solid oak, which, along with the clean neutral décor, adds a smart, contemporary feel. On the ground floor you will find a spacious kitchen diner with a fully fitted kitchen which boasts shaker style units and an oak worktop. There is plenty of space to house a generous dining area which can be accommodated towards the rear of the kitchen with views of the garden. The garden is accessed from the kitchen and is almost 50 feet wide and 30 feet deep, mainly lawn, with a patio area and side access. It's a lovely space to unwind, entertain and play. The reception room is equally large and is also double aspect ensuring the room receives direct sunlight throughout the day. There is also a downstairs W.C. Upstairs you will find three bedrooms, two of which are doubles, and a family bathroom with a three piece white suite. There is also a large loft for storage as well as understairs storage. The house has its own driveway and is fitted with an electric car charging point.

Gladstone Mews is a quiet close off Franklin Road. You are within a couple of minutes' walk of Penge High street with its broad range of independent shops, restaurants, cafés and gastropubs. The award winning Crystal Palace Park is also close by. There are multiple train station within a short walk including Penge East and West, providing fast and regular services into London and beyond via the Overground tube network. This is a great value property, and we anticipate strong demand so please call Propertyworld to reserve an opportunity to view.

**Penge**  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Key Features

- Three bedroom house
- Quiet close
- Kitchen diner
- Large reception
- Wooden flooring throughout
- Drive way
- Close to all amenities
- Contemporary bathroom
- Generous private garden
- Great value
- Must be viewed

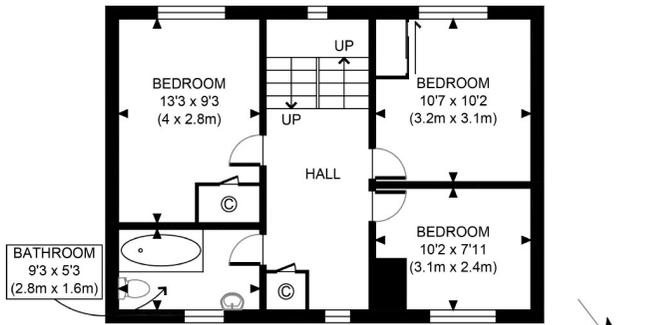
## Our Vendor loves...

"We have lived in this house since our child was born and we absolutely loved it. It is especially great for a young family; many parks, library, swimming pool, sports ground, children playgroup, nice restaurants and easy commute to central London.

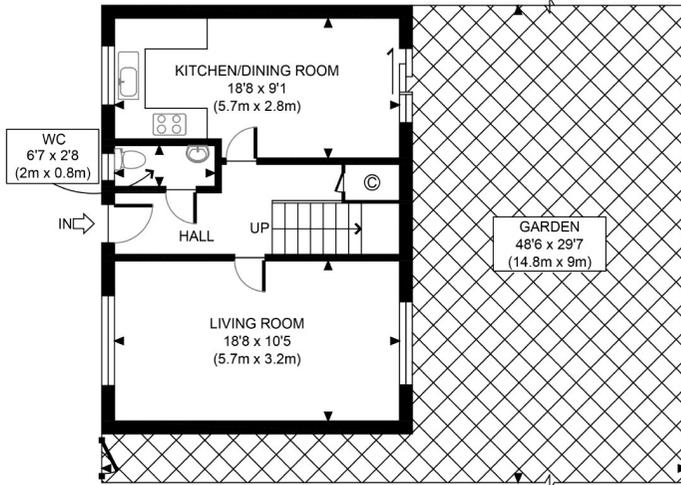
Neighbours are caring and reliable, we formed great friendship over the years. The house is spacious enough and offers plenty storage. The size of the garden makes it manageable for a busy family and still big enough for BBQ and small gatherings, while kitchen/dinner and lounge are enjoyable spaces with daylight all day long. We would not move if we didn't have to relocate."







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 511 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1000 SQ FT / 93 SQM	Gladstone Mews
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: 21/08/22 photoplan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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