



Kent House Road, BR3
£3,500 PCM

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In general

- Beautifully renovated and extended semi detached house
- Light, bright and airy accommodation
- Three / four bedroom
- Ensuite and family bathroom
- 122ft garden with Garden room backing onto allotments
- Off street parking for two cars
- Garage
- Available early June

In detail

An exceptional house three / four bedroom home with off street parking, garage and an incredible rear garden overlooking allotments.

The house is set back from the road and approached via a private driveway with off street parking for two cars. Having undergone an incredible renovation and extension the house now provides beautifully balanced accommodation over two floors. The ground is mostly open plan creating a lovely sense of flow with spaces that are easily adaptable to family life or / and entertaining, incorporating a kitchen area with double oven, dishwasher and six burner gas hob, a generous space for a dining and further space to lounge, a utility room, downstairs cloakroom and a separate lounge to the front which also works well as a bedroom.

Upstairs are three double bedrooms, of which the master benefits from a gorgeous en suite shower room with sunshine yellow tiling, and a family bathroom.

The garden is a superb 122ft and a celebration of local wildlife; well established with herbaceous borders, shrubs and beautifully aged trees, the garden backs onto allotments, filled with birdsong creating a sense of peace and retreat. Patio terraces have also been placed to ensure you can catch the sun at varying points of the day. A path through the garden leads to a lovely, secluded area where you will also find a garden room providing the perfect spot to work from home.

Kent House Road is a well-regarded, residential road, well located for access to a wealth of shopping facilities, amenities and transport links including Lower Sydenham (Charing Cross), Penge East (Victoria), Sydenham Overground and New Beckenham.

EPC: E | Council Tax Band: E | Available early June | Offered unfurnished | Holding deposit: £807.69 | Security deposit: £4,038.46



Floorplan



Kent House Road, BR3

Approximate Gross Internal Area (Excluding Garage)
161.7 sq m / 1633 sq ft



First Floor

Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	72 C
21-38	F		
1-20	G		

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