



Lennard Road, Penge

Asking Price £899,995



5



2



1



E



Property Summary

Propertyworld is proud to present this substantial five bedroom, two bathroom, semi-detached Victorian house in Lennard Road, on the borders of Sydenham and Penge. Arranged over three floors, with almost 1850 square feet of living accommodation. It is located a stone's throw from Alexandra recreation ground, and close to the highly rated Alexandra Junior School in Cator Road.

On the ground floor there is an impressive double reception room that is almost 28ft long with stripped wooden flooring and bay to front. Double aspect, with a glass door to the rear garden, it has an abundance of natural light. The kitchen diner beyond the reception is also generously proportioned and features a range of fully fitted shaker style cream units, and solid wooden worktop. There is a large patio door to the side and a separate window ensuring this room receives significant amounts of light throughout the day. To the rear of the property is a small utility area that any family will appreciate and a downstairs shower room with W.C.

Upstairs, on the first floor, there are three double bedrooms, the principal to the front is particularly eye catching, with all three having stripped wooden flooring. There is a family bathroom with attractive tiling and a three-piece white suite. On the second floor, you will find two further bedrooms and a third, ensuite, bathroom. The rear garden is paved, which makes for limited maintenance and is almost 45 feet long, with raised beds and mature planting to the sides.

The location means you can easily walk to a number of train stations including Penge East, New Beckenham and Sydenham. Both the high streets of Sydenham and Penge are a short walk away providing access to a broad range of excellent neighbourhood restaurants, gastropubs, and coffee shops.

This is a fine family home, with broad appeal, and we anticipate significant interest. Please contact Propertyworld to secure an opportunity to view.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Five bedrooms
- Two bathrooms
- Semi detached
- Arranged over three floors
- Nearly 1850 sq ft
- Period features
- Excellent location
- Freehold
- Council tax Band E
- EPC rating E

Our Vendor Loves...

"We love the spaciousness and the abundance of light throughout the house. On a cold winter evening we always enjoy sitting in our large cosy living room watching a good film on our pull-down screen.

Living in proximity to Crystal Palace park is a real treat with its fantastic weekly food market, music festivals and plenty of other community events. The neighbourhood has the feel of a village with a small friendly community yet we enjoy the immediate access to central London with Penge East station being only 3 minutes walk away!

Great local pubs, small independent cafes and a superb variety of restaurants are just around the corner."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 672 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 386 SQ FT

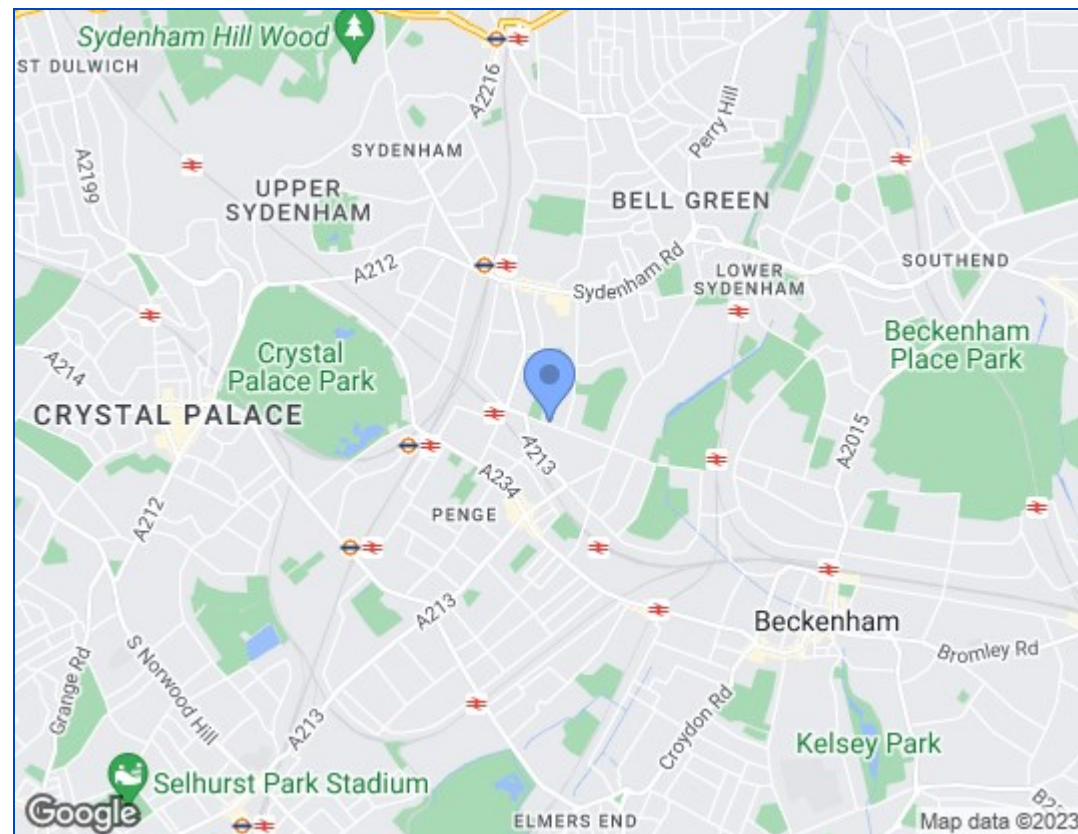
APPROX. GROSS INTERNAL FLOOR AREA 1822 SQ FT / 189 SQM

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.

Leonard Road

date: 21/04/2023

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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