



Alexandra Cottages, SE20
Guide £600,000-£625,000

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In general

- Charming Alexandra Cottage
- Light, bright and airy
- Two receptions
- Two double bedrooms
- Bathroom
- Landscaped gardens
- Off street parking
- Conservation area
- Excellent transport links

In detail

A delightful, two bedroom Alexandra Cottage, with garden and off street parking, available for sale in Penge.

The approach to this charming home is inviting, with a lawned front garden framed by, established shrubs, pretty wild flowers and a beautiful acer.

The wonderfully light entrance creates a welcome introduction into the surprisingly spacious accommodation; comprising a lounge to the front providing a cosy space to relax, a dining room with large sash windows making this a lovely naturally bright space to gather for meals and entertain, a well equipped kitchen, family bathroom with vaulted ceiling and two double bedrooms with storage.

To the rear is an attractive landscaped garden, great for alfresco dining or simply whiling the day away with a good book.

Hardings Lane is one of the charming and highly desirable roads set within the Alexandra Conservation area. Sought after for the picturesque properties, sense of community and close proximity to some lovely coffee shops, transport links including Sydenham Overground, Penge East (London/Victoria) and Penge West as well as green open spaces such as the Alexandra Recreation grounds and Crystal Palace Park.

EPC| E | Council Tax Band| D



Floorplan

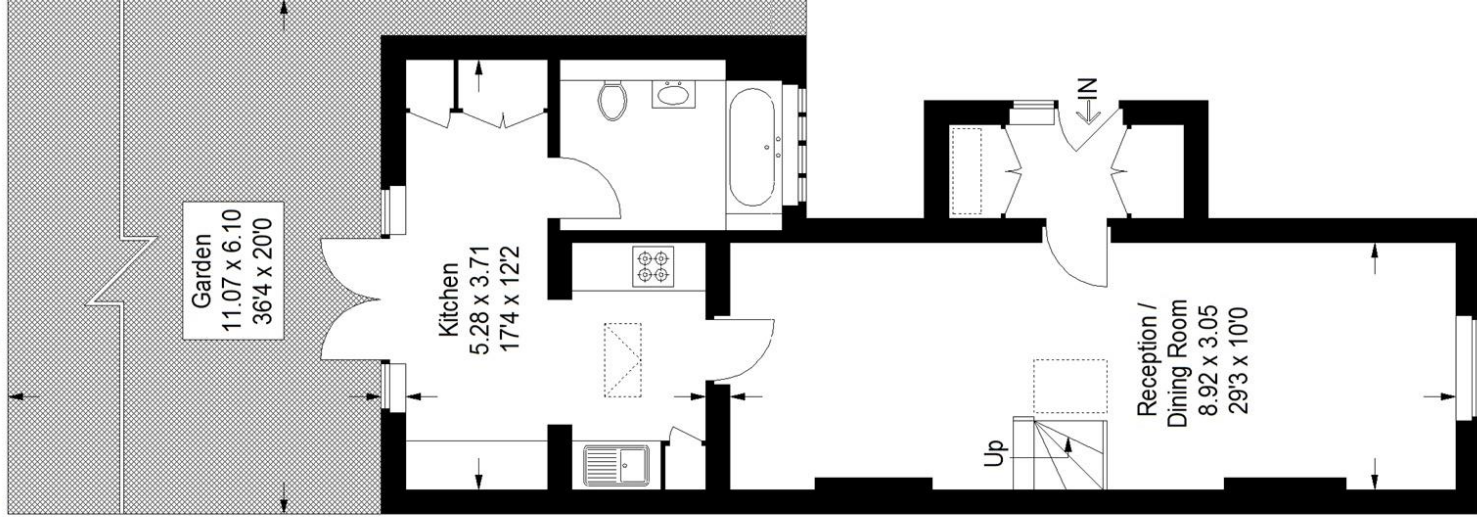
Hardings Lane, SE20

Approximate Gross Internal Area

Ground Floor = 54.7 sq m / 589 sq ft

First Floor = 27.3 sq m / 294 sq ft

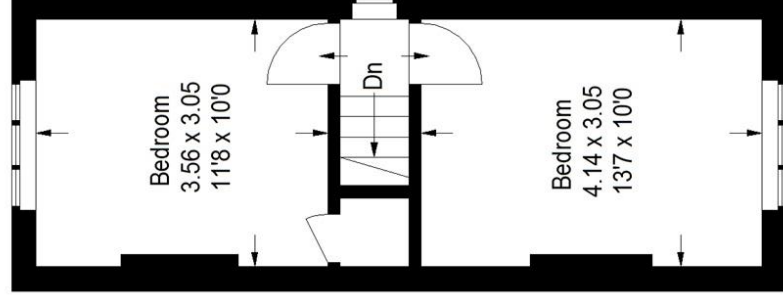
Total = 82.0 sq m / 883 sq ft



Ground Floor



= Reduced headroom below 1.5 m / 5'0



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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