



Princes Road, SE20
Guide £575,000-£600,000

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In general

- Charming cottage
- Through reception
- Two double bedrooms
- Upstairs bathroom
- Kitchen
- Conservation area
- Ideal for Penge East and Sydenham stations

In detail

Located in the highly sought after Alexandra Conservation area is this characterful, two bedroom Cottage, situated within easy reach of excellent transport links and amenities.

The approach to this charming home is inviting, with a front garden filled with potted herbaceous plants and perennials, a front door finished in a subtle sage green, both beautifully complementing the brickwork.

Internally the space is cosy yet surprisingly spacious, decorated in a palette of earthy tones and rich autumnal colours, providing a warm retreat. The property offers a wonderful through reception; with the lounge area orientated to the rear and the dining area taking full advantage of the pretty street views to the front. A contemporary kitchen has been carefully crafted ensuring there is ample storage and work surfaces and opens into a lean-to/conservatory which provides further storage, or simply a perfect spot to grow kitchen herbs.

Upstairs you will find two double bedrooms (the master includes a wall of fitted storage), and a super stylish bathroom.

To the rear is the private garden, providing yet another area to relax and/or entertain.

Set in a lovely scenic location and steeped in character, Princes Road is one of the highly regarded roads set within the Alexandra Conservation area. The location is very well connected being so close to Penge East, Penge West, Sydenham and Kent House rail.

EPC: D | Council Tax Band: C



Floorplan

Princes Road, SE20

Approximate Gross Internal Area

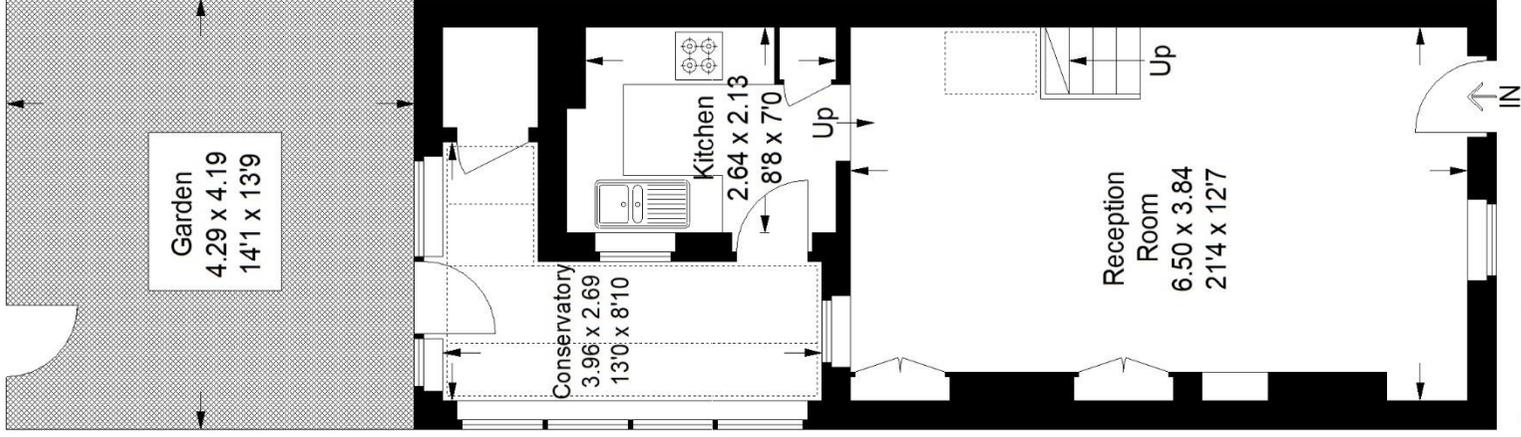
Ground Floor = 42.5 sq m / 457 sq ft

First Floor = 31.8 sq m / 342 sq ft

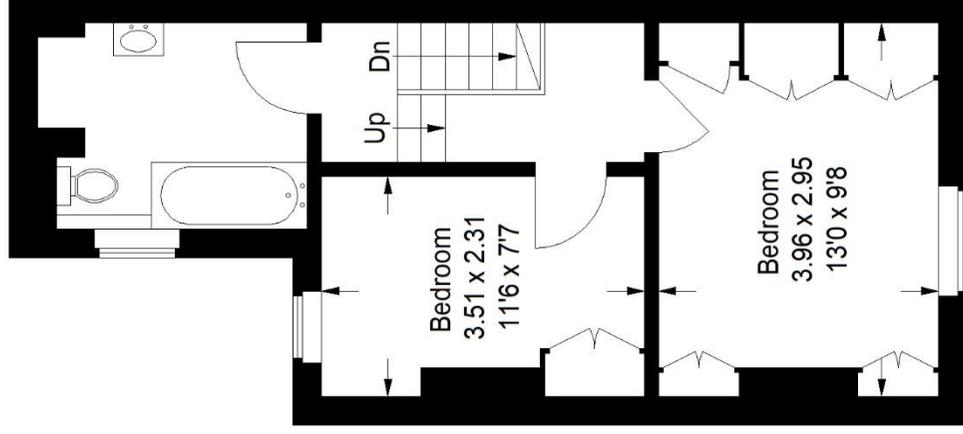
Total = 74.3 sq m / 799 sq ft



 = Reduced headroom below 1.5 m / 50



Ground Floor



First 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	66 D	68 B
39-54	E		
21-38	F		
1-20	G		

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