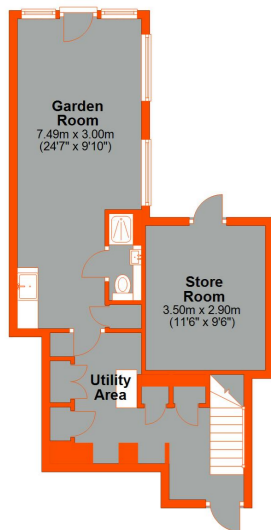




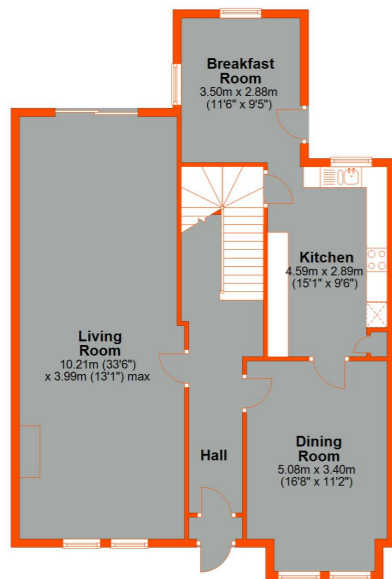
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



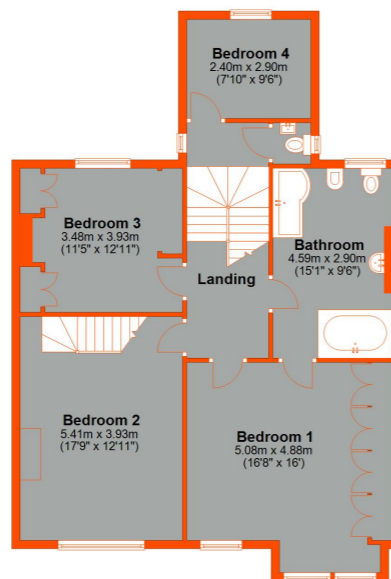
Lower Ground Floor
 Approx. 36.6 sq. metres (393.5 sq. feet)



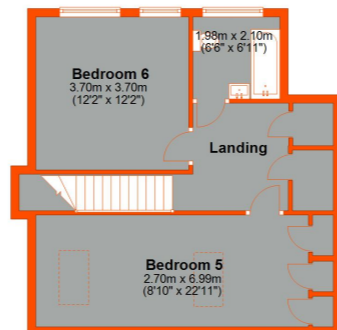
Ground Floor
 Approx. 98.9 sq. metres (1043.2 sq. feet)



First Floor
 Approx. 93.6 sq. metres (1008.0 sq. feet)



Second Floor
 Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 278.7 sq. metres (2999.4 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Beckenham Office - 020 8650 2000

129 Croydon Road, Penge SE20 7TT

£950,000 Freehold

- Six/Seven bedrooms
- Delightful 120' garden
- Superb re-fitted kitchen
- Off street parking to front
- Three/Four reception rooms
- Central heating & double glazing
- Two bathrooms & separate shower room
- Choice of stations

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



129 Croydon Road, Penge SE20 7TT

An opportunity has arisen to purchase this impressive six/seven bedroom double fronted Victorian semi-detached house offering spacious, flexible accommodation over four floors, the living accommodation is ideal for entertaining with a 33'6" x 13'1" living room with sliding doors onto a roof terrace which overlooks the beautiful 120' rear garden, there is also a dining room, breakfast room and a superb re-fitted kitchen with built-in AEG double oven and 5 ring hob. Over the top two floors there are six of the bedrooms, an extremely spacious 'Jack & Jill' bathroom and second bathroom with white suite. The lower ground floor has a 24'7" x 9'10" garden room with a shower room, this could be used as an office, guest room or an extra bedroom if required. The delightful rear garden is 120' in length and has patio area, lawn and allotment areas.

Location

This property is located about half a mile from both Anerley Station (zone 4) with London overground services to Highbury and Islington via Surrey Quays and Birkbeck Station (zone 4) with services to London Bridge via Crystal Palace, along with Tramlink service to East Croydon and Beckenham Junction. Close to bus routes. Penge High Street with its range of shops and restaurants is about 0.6 of a mile away. Aldi supermarket and Betts Park are both about 0.1 of a mile away. Stewart Fleming Primary School is 0.4 of a mile away and James Dixon Primary School is 0.6 of a mile.



Ground Floor

Entrance Porch

enclosed, front door to

Entrance Hall

high level window to front, picture rail, coved cornice, ceiling rose

Living Room

10.21m x 3.99m (33' 6" x 13' 1") a marvelous through room with windows to front and sliding doors to roof terrace, attractive wooden fireplace surround with slate hearth, three wall lights

Dining Room

5.08m x 3.40m (16' 8" x 11' 2") windows to front, door to

Kitchen

4.59m x 2.89m (15' 1" x 9' 6") windows to rear, re-fitted with a superb range of units comprising inset single drainer, stainless steel sink unit with mixer tap and cupboards under, stone composite working surface to three walls with cupboards and drawers under, incorporating a built-in wine rack and pull-out spice rack, integral fridge/freezer, built-in AEG double oven and 5 ring induction hob with extractor fan over, eye level cupboards to two walls, tiling to four walls, spotlights, door to lower floor, doorway to

Breakfast Room

3.50m x 2.88m (11' 6" x 9' 5") windows to rear and side, door to garden, spotlights, wooden flooring

Lower Ground Floor

Cellar/Store Room

3.50m x 2.90m (11' 6" x 9' 6") restricted height, with two gas fired boilers for central heating and hot water cylinder

Hallway/Utility Area

tiled floor, built-in storage cupboards, recess for fridge/freezer and washing machine and tumble dryer, door to

Garden Room

7.49m x 3.00m (24' 7" x 9' 10") could be used as a guest room or teenage suite, windows to two sides, door to garden, spotlights,

working surface to one wall with inset sink and mixer tap and cupboards, door to

Shower Room

fully tiled shower cubicle with mounted wash basin, toilet, extractor fan, half tiled walls, ceramic tiled floor

Mezzanine

Landing

window to side

Bedroom 4

2.40m x 2.90m (7' 10" x 9' 6") windows to front, beautiful original fireplace with marble surround, tiled/cast iron inset and slate hearth, staircase to top floor which could easily be separated with a partition wall

Cloakroom

obscure windows to side, fitted with a white suite comprising toilet and wall mounted was basin, ceramic tiled floor

First Floor

Bedroom 3

3.48m x 3.93m (11' 5" x 12' 11") windows to rear

Landing

Bedroom 1

5.08m x 4.88m (16' 8" x 16' 0") square bay window to front, further window to front, comprising range of fitted wardrobes to one wall, door to

'Jack & Jill' Bathroom

4.59m x 2.90m (15' 1" x 9' 6") double glazed windows to side and rear, an extremely spacious room fitted with a modern white suite comprising panel bath with mixer tap and shower attachment, three seat jacuzzi bath, wall mounted wash basin with mixer tap and chrome shelf under toilet, bidet, ceramic tiled floor, fully tiled walls, spotlights, also accessed via landing

Bedroom 2

5.41m x 3.93m (17' 9" x 12' 11") windows to rear, fitted

wardrobes to chimney alcoves, fitted open fronted wardrobes to one wall, attractive original fireplace with cast iron inset and slate hearth, currently used as a dressing room

Top Floor

Landing

built-in cupboards to one wall, wooden laminate flooring

Bedroom 5

2.70m x 6.99m (8' 10" x 22' 11") windows to rear

Bedroom 6

3.70m x 3.70m (12' 2" x 12' 2") two Velux windows to front, built-in cupboards to one wall

Bathroom

1.98m x 2.10m (6' 6" x 6' 11") obscure windows to rear, fitted with a white suite comprising panel bath with electric shower over, pedestal wash basin, toilet, chrome heated towel rail, ceramic tiled floor, fully tiled walls

Outside

Garden

some 120' in length with paved patio area leading to lawn which has well stocked flower and shrub borders, there is an allotment area to the rear of the garden, door to garden storage room

Parking

There is off street parking to the front

Council Tax

Band F