



TOTAL FLOOR AREA : 102.9 sq.m. (1107 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

28 Avenue Road, London SE20 7RY

Offers in Excess of £575,000 Freehold

- Three Bedrooms
- Fully tiled bathroom
- 17'1" x 12'7" lounge
- Dining room with patio doors to garden
- Central heating
- Mostly double glazed
- 45' garden with patio and lawn areas
- Off street parking to front

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.
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28 Avenue Road, London SE20 7RY

This larger style chain free 102.9 square meter (1107 square foot) 1930s built three bedroom, two reception room terrace house forms part of this popular road and whilst benefitting from central heating and being mostly double glazed, modernisation is now required to the kitchen and bathroom, re-decoration is also required. To the ground floor there is a 17'1" x 12'7" lounge, dining room and fitted kitchen, to the first floor there are the three bedrooms, the smallest measuring 9'0" x 7'5" and the bathroom. The rear garden is 45'in length and has patio and lawn areas, there is off street parking to front. We recommend applicants wishing to improve a property to their own taste and standard view without delay

Location

Avenue Road is well located for the shopping and social facilities at Penge High Street and Kent House Station (services to Victoria) both of which are about 0.4 of a mile away. Penge West Station with overground services is about 0.9 of a mile away with Crystal Palace Park beyond, Clock House Station is 0.7 of a mile away (services to Charing Cross and DLR connection at Lewisham) Avenue Road Tram stop is 0.3 of a mile away (services to Wimbledon)



Ground Floor

Entrance Porch

enclosed, front door to

Entrance Hall

obscure windows to front, built-in two under stairs cupboards, double radiator, coving

Lounge

5.21m x 3.83m (17' 1" x 12' 7") double glazed windows to front, gas fire with wooden surround, double radiator, coving

Dining Room

4.32m x 3.40m (14' 2" x 11' 2") sliding double glazed patio doors to garden, wall mounted gas fire, double radiator, coving

Kitchen

3.02m x 2.31m (9' 11" x 7' 7") windows to rear, door to garden, fitted with a range of units comprising inset stainless steel sink with cupboards and drawers under, working surface to two walls with cupboards and drawers under, fridge/freezer, gas cooker and washing machine to remain, eye level cupboards to one wall

First Floor

Landing

access to boarded loft with light and potential for conversion

Bedroom 1

4.87m x 3.50m (16' 0" x 11' 6") double glazed bay window to front, radiator, coving

Bedroom 2

4.37m x 3.83m (14' 4" x 12' 7") uPVC double glazed windows to rear, built-in double wardrobe with storage space over, double radiator

Bedroom 3

2.74m x 2.27m (9' 0" x 7' 5") double glazed windows to front, double radiator

Bathroom

obscure uPVC double glazed windows to rear, fitted with a suite comprising panel bath with mixer tap and shower attachment, inset wash basin with cupboard under, toilet, built-in airing cupboard housing hot water tank, radiator, fully tiled walls

Outside

Garden

45' in length with paved patio, lawn, rear pedestrian access, wall mounted gas fired boiler for central heating and hot water

Parking

there is off street parking for one car to front

Council Tax

Band D

£1736.72 p/a