



 4
Bedrooms

 1
Bathroom



A BEAUTIFUL FOUR BEDROOM HOUSE TO RENT IN POPULAR AND CONVENIENT LOCATION IN PENGE

This attractive four-bedroom period house is remarkably spacious and extremely well maintained. The property is offered FURNISHED and is located with the convenience of local shops, two railway stations, including the over ground link to the City.

A BEAUTIFUL FOUR BEDROOM HOUSE TO RENT IN POPULAR AND CONVENIENT LOCATION IN PENGE

* FURNISHED or UNFURNISHED

* Four double bedrooms

* Superb kitchen/dining room

* Upstairs bathroom & downstairs lavatory

* South westerly rear garden

* Highly desirable location

* Close to Crystal Palace Park

* Two train stations to Victoria & the City

Offered FURNISHED or UNFURNISHED, this attractive four-bedroom period house is remarkably spacious and extremely well maintained. The property is located with the convenience of local shops, Penge East and Penge West rail stations, with an over ground link, which offers a regular commuter service into the City. Crystal Palace Park and its International Sports Centre is also just a walk away, and if you enjoy live music, there are usually frequent and varied musical appearances performed in the park during the summer months. A brief layout of this property comprises: porch; entrance hall; through-lounge; kitchen-dining room; downstairs cloakroom; four good size bedrooms; luxury upstairs bathroom; and low-maintenance front and rear gardens.

Oozing with character and Victorian features this property is now available to let. Features include fitted carpets; cast iron fireplaces with granite hearths; high-corniced ceilings; timber panelled doors; double-glazed windows; gas central heating; and good storage facilities. This is a very spacious home with four good sized (double) bedroom, a recently remodelled fitted kitchen with French double-glazed doors leading to the low maintenance decked rear garden. You`ll do well to beat that! Come and see for yourself, as we believe you will not be disappointed. Integrated appliances in the kitchen include: a gas hob, vented extractor hood and an electric fan assisted oven. There is a tall fridge/freezer and dishwasher and plenty of space for a large dining table. Barbecues with friends and family or just relaxing in the garden is natural here with easy access to the garden via the French doors opening to decking at the same level.

Viewing is highly recommended at your earliest convenience as there is very little available with which to compare this property in this popular and convenient location.

Council tax: Band E

EPC rating: E

Size: 136 sq./m

Entrance hall

Reception room 4.23m x 3.80m (13.88ft x 12.47ft)

Dining room 3.50m x 3.18m (11.48ft x 10.43ft)

Kitchen/breakfast room 5.87m x 3.85m (19.26ft x 12.63ft)

Master bedroom 4.94m x 4.18m (16.21ft x 13.71ft)

Bedroom two 4.29m x 3.28m (14.07ft x 10.76ft)

Bedroom three 3.53m x 3.19m (11.58ft x 10.47ft)

Bedroom four 4.11m x 3.28m (13.48ft x 10.76ft)

Family bathroom

Downstairs Lavatory

Store room 1.70m x 1.57m (5.58ft x 5.15ft)

Decked garden

Montrave Road



Ground Floor = 622 sq ft

First Floor = 616 sq ft

Second Floor = 235 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 622 sq ft / 57.78 sq m
FIRST FLOOR = 616 sq ft / 57.23 sq m
SECOND FLOOR = 235 sq ft / 21.83 sq m
Total = 1473 sq ft / 136.84 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357459)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

