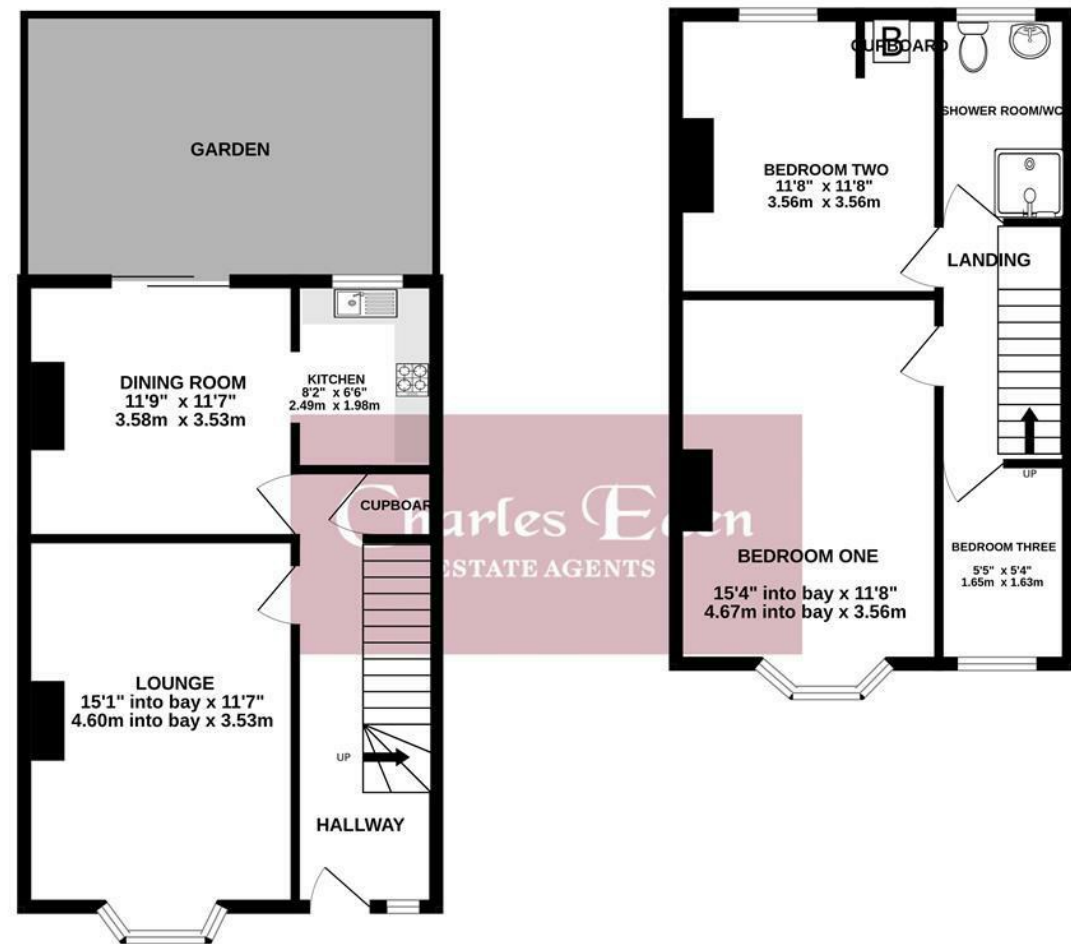


GROUND FLOOR

1ST FLOOR



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA: 904sq. ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2024

CE

CHARLES EDEN



21, Torr Road, Penge, SE20 7PS  
Offers In The Region Of £545,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	62



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Charles Eden are proud to present this three bedroom mid terrace house located close to Penge High Street with access to versatile transport links.



Three Bedroom Mid Terrace house located close to Penge High Street with access to versatile transport links offering Kent House BR station 0.4 miles away, serving London Victoria, or Penge West Overground 0.7 miles away.

This property gives an opportunity for a family or a fledgling investor, to make their own stamp on a property with historic charm, in a sought after area.

OFFERED CHAIN FREE

### ENTRANCE

Part double glazed door, double glazed window to front, leading into:

### HALLWAY

Radiator.

### LOUNGE 15'1 into bay x 11'7

Double glazed bay window to front, coved ceiling, picture rails, radiator.

### DINING ROOM 11'9 x 11'7

Double glazed patio doors leading out to rear garden, radiator.  
Opening to:

### KITCHEN 8'2 x 6'6

Double glazed window to rear, wall and base cupboards, single bowl sink and drainer with mixer tap, four ring gas hob with extractor hood over, electric oven.

### STAIRS TO FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE 15'4 into bay x 11'8

Double glazed window to front, picture rails, radiator.

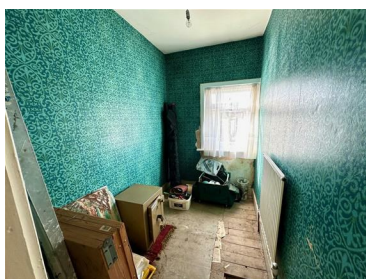


### BEDROOM TWO 11'8 x 11'8

Double glazed window to rear, wall mounted 'Worcester' boiler, radiator.

### BEDROOM THREE 5'5 x 5'4

Double glazed window to front.



### SHOWER ROOM/WC

Opaque double glazed window to rear, shower cubicle, pedestal wash hand basin, low level WC radiator, tiled walls.



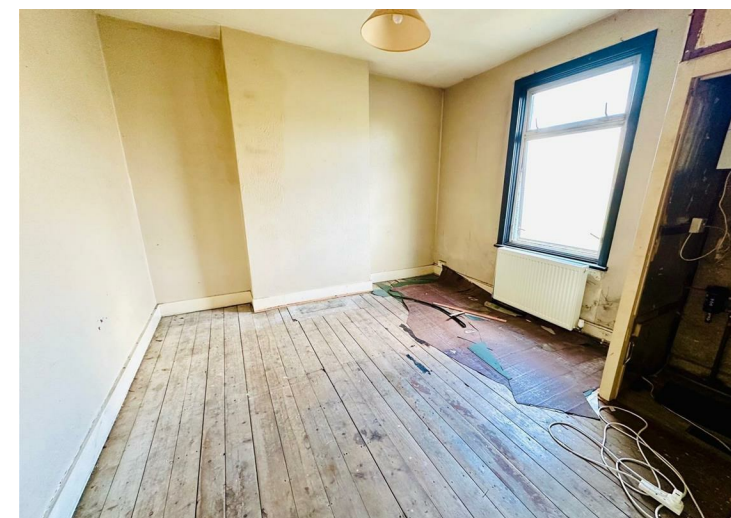
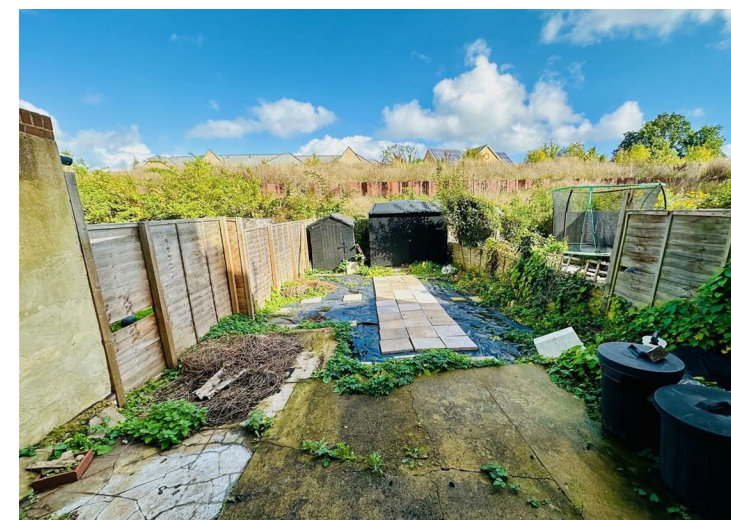
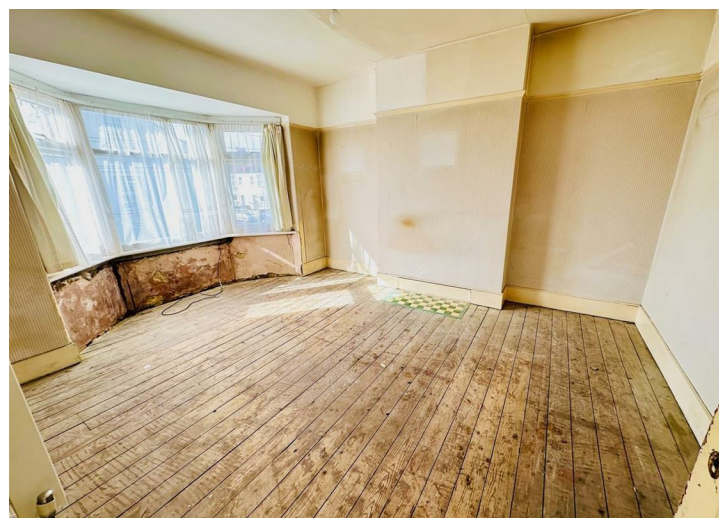
### OUTSIDE

### GARDEN 40ft approximately

In need of works.

### COUNCIL TAX D

### EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

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