



Padua Road, SE20 | Offers In Excess Of £475,000

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# In General

- Two double bedrooms
- Freehold house
- Secure gated parking
- Nearby rail links
- 55ft sunny rear garden
- Upgraded kitchen and bathroom

# In Detail

A modern two double bedroom terraced house, set on a quiet residential road and conveniently located for a range of excellent transport links and local amenities.

This light, bright and neutrally decorated home presents an ideal opportunity for a first time freehold purchase. The property benefits from a recently fitted kitchen and shower room, adding a contemporary finish and reducing the need for immediate works. Further highlights include secure gated parking to the rear, useful attic storage, double glazing throughout, and a generous reception room featuring double doors that open directly onto a patio seating area. The property also benefits from replacement wood flooring, enhancing the modern feel across the ground floor.

To the rear, a well proportioned garden extends to approximately 55 ft and enjoys rear access along with a desirable southerly aspect—creating an ideal setting for outdoor dining and relaxing in the warmer months.

The location is particularly well served, offering easy access to both Penge East and Penge West rail links, a variety of local shopping amenities, and the open green spaces of Crystal Palace Park. .

EPC: C | Council tax band: C

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# Floorplan

**Padua Road, SE20**

Total\* = 53.4 sq. m / 574.5 sq. ft

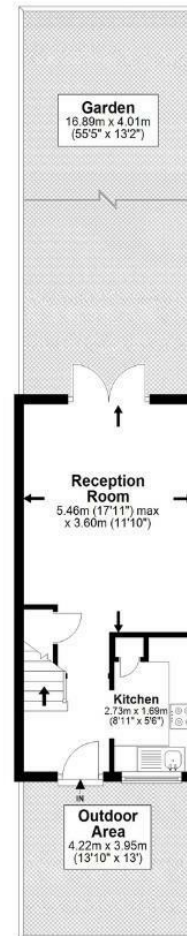
Ground Floor = 26.8 sq. m / 288.5 sq. ft

First Floor = 26.6 sq. m / 285.9 sq. ft

☐ = Reduced head room below 1.5m

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**Ground Floor**



**First Floor**



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         | 88        |
| (81-101) <b>B</b>                           |         |           |
| (69-80) <b>C</b>                            | 72      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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