



Kenilworth Road, SE20 | £825,000

02087029333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Four bedroom Edwardian house
- Brimming with period features
- Upgraded throughout
- Quiet, community-orientated location
- Sunny rear garden with Portland stone patio
- Log burner
- Nearby multiple transport links
- Separate shower room
- Recently upgraded main bathroom
- No onward chain

In Detail

A characterful four bedroom, two bathroom Edwardian house forming part of a quiet, tree-lined, residential road.

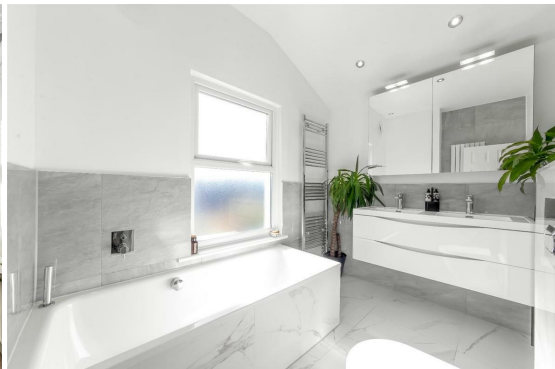
The accommodation is arranged over three levels and has been meticulously upgraded by the current owners to offer a warm, comfortable, and immediately enjoyable new home. The front elevation alludes to a well maintained property, with flowering hedges providing privacy, and stylish shuttered windows which compliment the attractive façade. The entrance level comprises of a front reception room with bespoke cabinetry and shelving, solid wood flooring, a recently serviced log burner, and ornate period features. This leads to the dining room with French doors to a sunny, south-east facing patio. The remainder of this level includes a light and bright kitchen which has been cleverly designed to maximise storage with solid wood surfaces and natural stone floor tiles. Upstairs there is a beautifully finished main bathroom with a separate walk-in shower, premium Italian tiling, and double vanity sinks. There are two double bedrooms on the first floor too, the larger with a sunny shuttered bay window and semi-fitted wardrobes. The top floor houses two further bedrooms, one which works perfectly as a home-working study and the second extending to 18ft with a Juliette balcony, full-width eaves storage, and a shower room finished with Travertine tiling. Externally there is a recently landscaped rear garden with a premium Portland stone patio and an array of planting. With a south-easterly aspect, this is the ideal backdrop for summer barbeques and relaxing with friends and family.

Kenilworth Road is a one-way street and is popular for young or growing families seeking a community-orientated spot. Rail links include both Penge East and West, Clock House and Kent House, as well as the tram link from Avenue Road.

A stunning period house that should be viewed to be appreciated.

No onward chain.

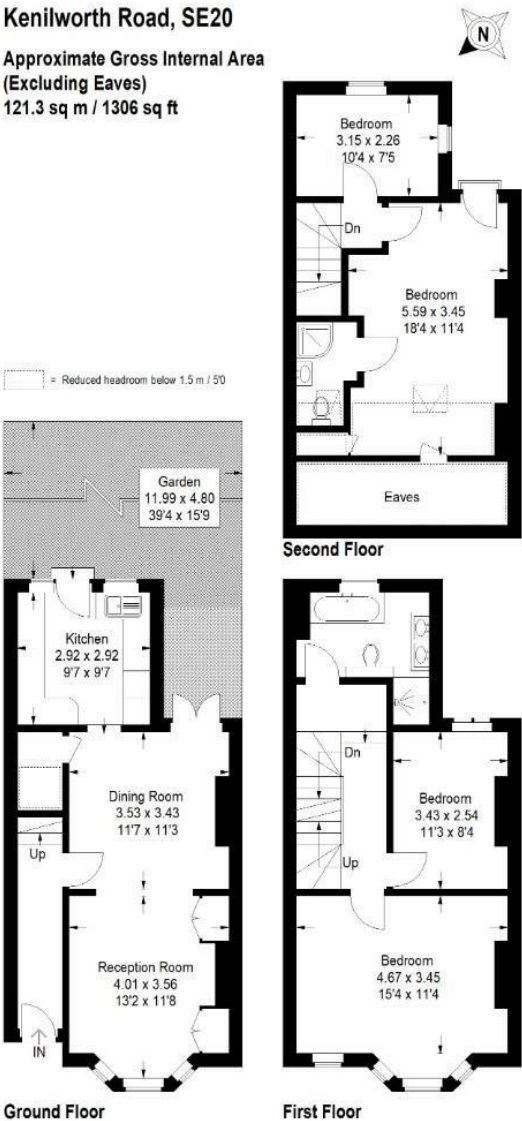
EPC: D | Council Tax Band: E



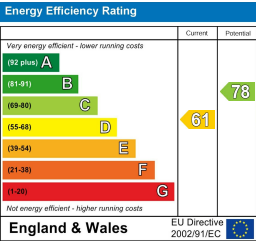
Floorplan

Kenilworth Road, SE20

Approximate Gross Internal Area
(Excluding Eaves)
121.3 sq m / 1306 sq ft



Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.