



Montague Mews, SE20 | Guide Price £600,000

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# In General

- Gated development
- South facing private garden
- Two double bedrooms
- Built-in wardrobes
- Utility room
- Excellent transport links
- Close to green spaces

# In Detail

\*Guide Price £600,000 - £625,000\* Set within a charming gated development this two bed, two storey freehold house enjoys a gorgeous landscaped private garden, in a highly sought after cul de sac in Penge.

The accommodation of 1,108 sq ft is perfectly balanced and generously proportioned with a layout that flows freely, and south facing windows which invite plenty of natural light.

With a large lounge to the front and adjacent connecting kitchen / dining room, there is plenty of living / entertaining space, whether that be to relax or socialise. The kitchen incorporates high quality appliances, clean lines and parallel work surfaces, making it a streamlined and practical space for prepping and cooking, the dining space is perfectly arranged in front of the lovely French doors, where you can enjoy the kitchen garden and local wildlife. There is also a really useful utility room cleverly positioned off the kitchen, out of sight. The reception is an inviting space to retreat in the evening, with plenty of space to lounge and relax.

Upstairs are two double bedrooms with superb vaulted ceilings and fitted storage, offering fresh, uncluttered spaces, both benefiting from huge Velux windows allowing for lots of light, whilst feeling incredibly private. The bathroom is smart and contemporary, finished in neutral tiling.

The landscaped garden provides a low maintenance retreat with designated areas to relax and enjoy including a large flagstone patio and beds filled with herbaceous plants, perennials and a beautiful Olive tree.

The house's location in Penge is prime, being moments from Penge East and Penge West stations with great links into Central London (Victoria, Highbury & Islington, Blackfriars), close to coffee shops, bars, and restaurants, as well as the green open spaces of Crystal Palace Park with it's extensive recreational offerings, and a weekly farmers' market.

EPC: C | Council Tax Band: D



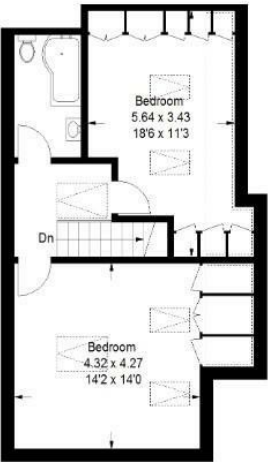
# Floorplan

## Montague Mews, SE20

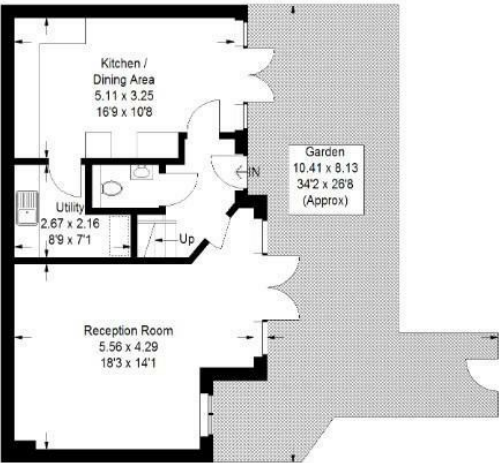
Approximate Gross Internal Area  
102.9 sq m / 1108 sq ft



Reduced headroom below 1.5 m / 5'0"

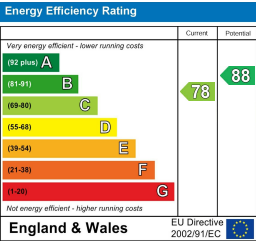


First Floor



Ground Floor

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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.



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