



Kent House Road, BR3 | £1,250,000

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# In General

- Superb 2,422 sq ft / 225 sq m semi-detached home
- 541 sq ft / 50.3 sq m garden studio
- Self contained one bedroom annexe
- Three receptions
- Kitchen / dining / family room
- 155'6ft /47.4 m West facing garden
- Five bedrooms
- Three bathrooms
- Off street parking
- Moments from Old Path Farm

# In Detail

A wonderful five-bedroom, three-bathroom family home with off-street parking for several cars and rear views of Alexandra Sports Ground. The interiors have been creatively reimagined and are characterful, playful, and beautifully presented, with voluminous living space extending across two floors. The ground floor has been cleverly designed for flexible, multi-generational living, and tucked away at the foot of the landscaped garden is a thoughtfully designed studio.

The lounge has been drenched in Valspar's India Ink, creating a seamless finish. Coupled with a roaring fireplace and cosy furnishings, this makes it a place you would naturally retreat in the evening. In direct contrast is the living/entertaining space to the rear, which basks in glorious natural light; this space is not only impressive but highly functional, connecting kitchen, dining, and living areas beautifully, creating spaces to gather, sit, and relax. French Doors open onto a 155'6ft west-facing garden filled with a wonderful variety of perennials and structural plants, including a Tasmanian Fern and Banana plants. The recently added garden studio is used by the current owners as an artist studio and office and could be used as a wellness space or retreat for you and/or guests. On the first floor is a generous, central hallway, introducing the three double bedrooms, a single, and a bathroom finished in neutral tiling and brushed gold fittings. Another huge draw to this property is the additional self-contained one-bedroom apartment, which offers numerous uses, whether to house a family member, weekend guests, or rent out.

Kent House Road is well-located for access to a wealth of shopping facilities, amenities, and transport links, including New Beckenham (London Bridge), Penge East, or Kent House (Victoria) and Sydenham Overground. Moments from the house is Old Farm Path, a charming route through Alexandra Sports Ground and Kent House Fields.

EPC: E | Council Tax Band: C



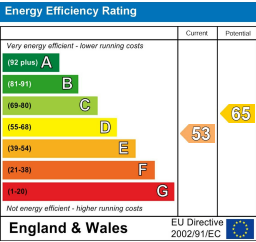
# Floorplan

## Kent House Road, BR3

Approximate Gross Internal Area = 225.0 sq m / 2422 sq ft  
Studio = 50.3 sq m / 541 sq ft  
Total = 275.3 sq m / 2963 sq ft



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