



Victor Road, SE20 | £625,000

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# In General

- Alexandra Conservation Area
- Charming Semi Detached Cottage
- Two receptions
- Two double bedrooms
- Kitchen with sky light
- Landscaped front and rear gardens
- Excellent transport links
- Close to green open spaces

# In Detail

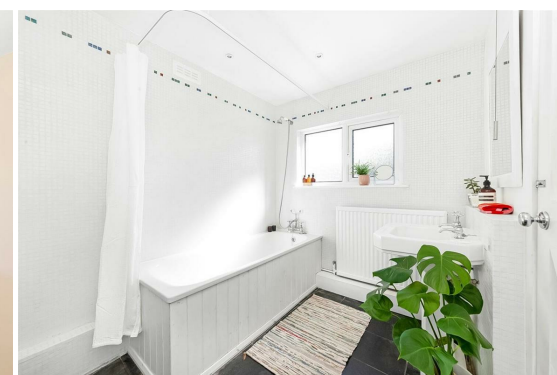
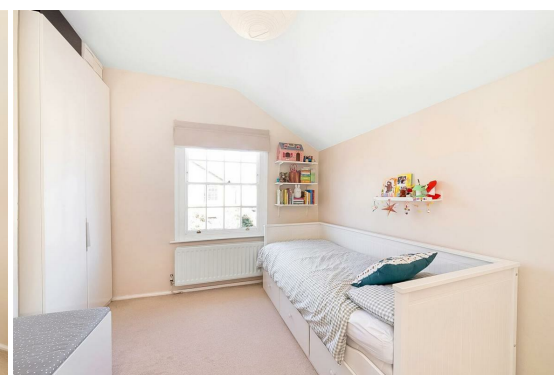
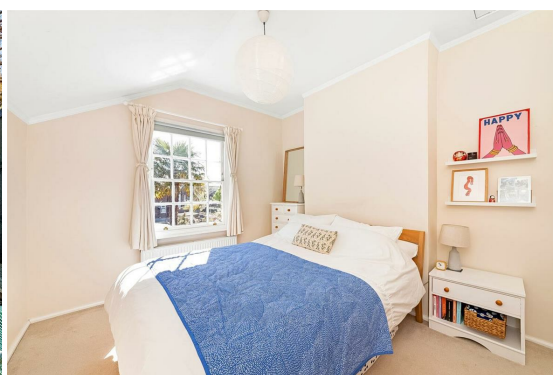
A beautifully presented two bed cottage, set within this quietly tucked away pocket in Penge, close to excellent transport links, local parks and a wide range of independent coffee shops and everyday amenities.

There's something very charming about this house, a warmth and character that instantly makes it feel inviting. Blending period charm with a modern feel, the home is arranged over two floors, offering well proportioned spaces that feel light and welcoming, with a soft, spring inspired palette complemented by natural textures that bring a fresh, seasonal feel throughout.

The ground floor provides two living spaces, the lounge and dining room, with original wooden floorboards running throughout adding warmth and continuity. The dining area seamlessly connects to the kitchen, creating an ideal setting for entertaining and family gatherings. Upstairs, the property offers two generous double bedrooms, both featuring surprisingly high ceilings that enhance the sense of space and light. Each room feels airy and well balanced, providing comfortable retreats, with ample room for storage and flexible layouts. To the rear, the garden is low maintenance and neatly landscaped, with a generous patio area and established planting, ideal for outdoor dining and relaxing.

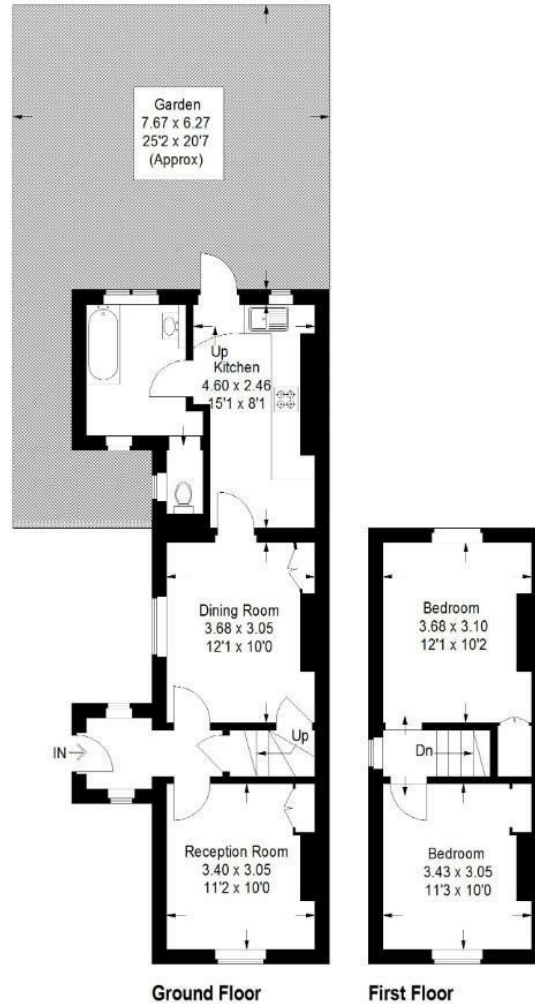
Victor Road is a particularly attractive residential street within the Alexandra Cottages area, known for its character and sense of history. The location is well connected, with Penge East, Penge West and Sydenham stations all within easy reach. Nearby, there is a lovely selection of independent coffee shops, including Alexandra Nurseries and Kynd, restaurants alongside the wider amenities of the high street. Alexandra Rec and Crystal Palace Park are also close by, offering 200 acres of green space, a weekend market and the popular Brown & Green café.

EPC: D | Council Tax Band: D



# Floorplan

Victor Road, SE20  
 Approximate Gross Internal Area  
 73.1 sq m / 787 sq ft



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	79
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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