



Victor Road, SE20 | Offers In Excess Of £635,000

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In General

- Charming Alexandra Cottage
- Two receptions
- Kitchen
- Two double bedrooms
- Bathroom
- Landscaped garden
- Outhouse
- Off street parking
- Close to Penge East and west rail

In Detail

A much loved and completely charming two bedroom semi-detached cottage for sale in this very special pocket in Penge known as the Alexandra Conservation Area.

The approach to this gorgeous property is inviting, with a front garden filled with herbaceous plants and perennials, freshly painted external woodwork beautifully complimenting the brickwork and an entrance framed in Wisteria.

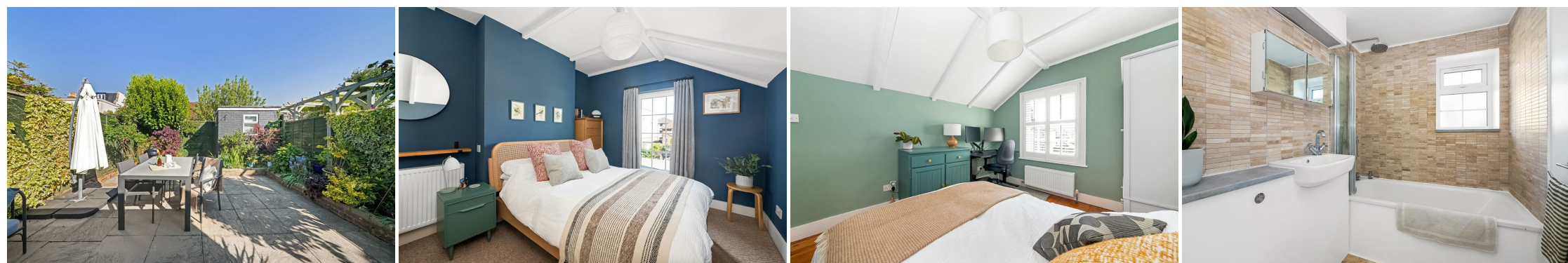
The reception room is a serene retreat, finished in soothing sage green tones that create a calm, welcoming setting. Original honey stained wood flooring brings a natural glow to the room and flows through to the adjoining dining room which is perfect for entertaining, with ample space for hosting family and friends. The kitchen is modern yet characterful, with an efficient one-wall layout that maximises space without sacrificing style and allows for a rolling Butcher's block for flexibility when prepping. The owners have also incorporated a utility room, which is a delightful surprise, fully equipped with laundry facilities and additional storage, keeping everyday tasks out of sight.

Upstairs are two double bedrooms each benefiting from fitted storage, whilst the primary enjoys a floor to ceiling window where you can take in the views.

To the rear is the landscaped garden thoughtfully designed to attract an array of wildlife with a range of purple blooms, a great patio seating area, perfect for alfresco dining. Positioned to the rear is an outhouse / shed, which could make a fantastic garden office, ideal for peaceful work-from-home days or a creative escape.

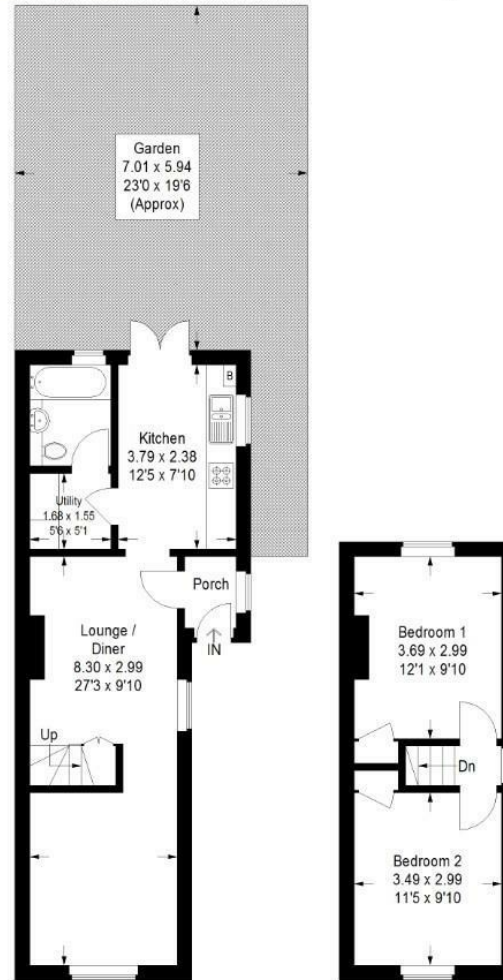
Victor Road is one of a few roads within this charming conservation area renowned for their sense of community and location to transport links including Penge West (Overground and Penge East (London/Victoria). Nearby there are a variety of lovely tea shops, including in Alexandra Nurseries and Crystal Palace.

EPC: D | Council Tax Band: D



Floorplan

Victor Road, SE20
 Approximate Gross Internal Area
 67.2 sq m / 723 sq ft



Ground Floor

First Floor

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 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	81
(81-101) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	58

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