



Somerville Road, SE20
Guide £800,000 - £825,000

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In general

- Semi detached period home
- Cul de sac
- Off street parking
- Generous through reception
- Four double bedrooms
- Luxurious bathroom
- Ensuite shower room
- 48'4 ft garden
- Highly sought after location

In detail

A rarely available semi-detached home with off street parking and 48'4ft garden, positioned on a highly sought after road in Penge.

This light filled, characterful and inviting home provides accommodation across three floors and offers a lovely balance of very well proportioned living space. Comprising a generous through reception which is illuminated by the large south facing bay window, a kitchen leading into a charming dining area with vaulted ceiling, defining the space perfectly.

There are two double bedrooms on each of the second and third floors, a luxurious family bathroom with freestanding egg tub, walk in shower and beautiful herringbone tiles and an ensuite shower room.

The rear garden provides a large patio area followed by a generous lawn, whilst to the front is private off street parking.

Quietly removed from the vibrant high street, Somerville Road offers a little known oasis in Penge. A picturesque tree lined cul de sac of beautiful period housing stock, enjoying excellent access to transport including Penge East (London Victoria in approximately 19 minutes), Penge West and Sydenham Overground, within close proximity to good local schools, and surrounded by green open spaces.

EPC: D | Council Tax Band: D



Floorplan

Somerville Road, SE20

Approximate Gross Internal Area

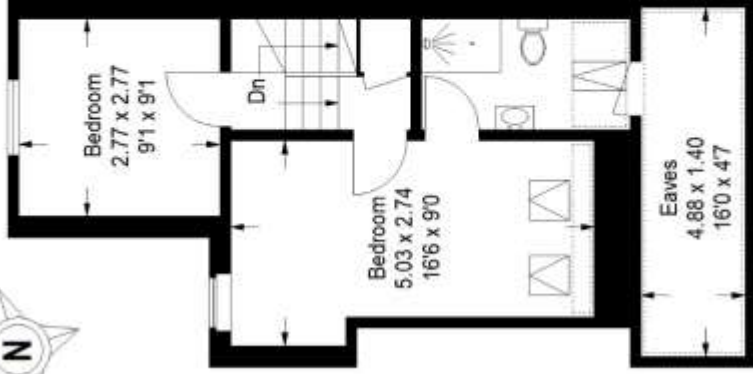
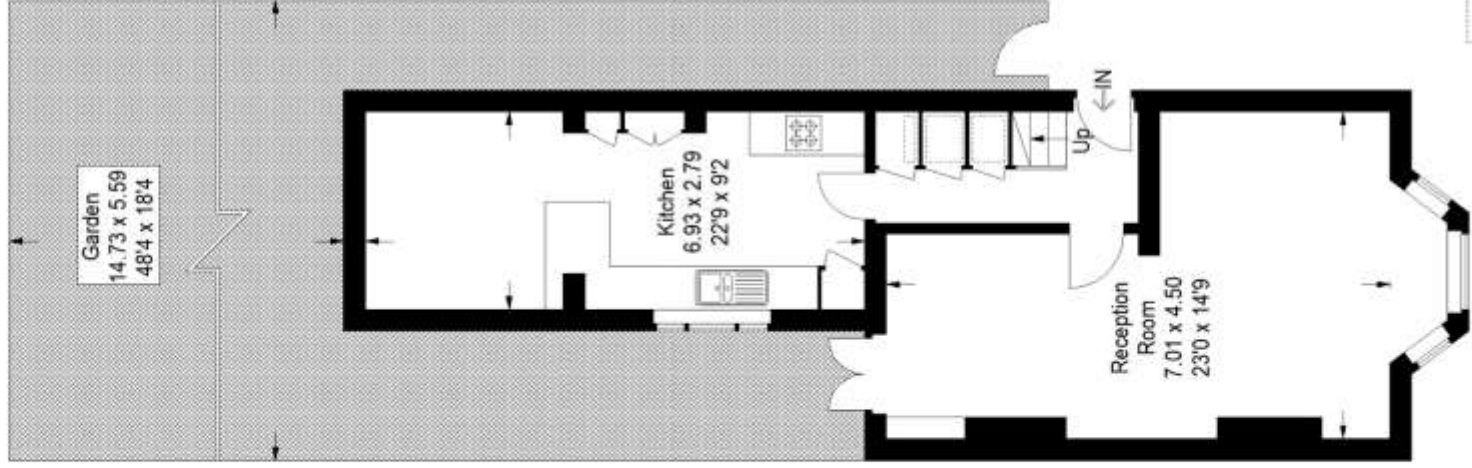
Ground Floor = 53.7 sq m / 578 sq ft

First Floor = 43.4 sq m / 467 sq ft

Second Floor (Excluding Eaves)

30.5 sq m / 328 sq ft

Total = 127.6 sq m / 1373 sq ft



☐ = Reduced headroom below 1.5 m / 5'0

Score	Rating	Current	Potential
92+	A		92+
81-91	B		92+
69-80	C		92+
55-68	D	63	92+
39-54	E		92+
21-38	F		92+
1-20	G		92+

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