



homezone

£850,000 Freehold

142 Venner Road

London, SE26 5HS

- VICTORIAN 4 BEDROOM SEMI-DETACHED FAMILY HOME
- ABUNDANCE OF PERIOD FEATURES
- UTILITY ROOM & DOWNSTAIRS WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POTENTIAL FOR CONTEMPORARY TRANSFORMATION
- HERRINGBONE BRICK DRIVEWAY
- BEAUTIFUL 85' WEST FACING GARDEN
- CONVENIENT FOR PENGE EAST AND SYDENHAM MAINLINE RAILWAY STATIONS
- NEAREST SCHOOLS INCLUDE ALEXANDRA JUNIOR & HARRIS PRIMARY CRYSTAL PALACE
- EASY ACCESS TO CRYSTAL PALACE PARK & ALEXANDRA RECREATION GROUND



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A rare opportunity to acquire this attractive semi-detached red brick-fronted Victorian family home requiring a modern makeover to realise its full potential.

The accommodation briefly comprises 2 spacious reception rooms (the rear being over 26ft long) both with feature fireplaces, family kitchen, utility room, downstairs cloakroom, four spacious bedrooms with the master bedroom benefitting from fitted wardrobes and a spacious family bathroom. Other benefits include original cornicing, picture and dado rails, gas central heating, and double glazing.

Outside you will find a delightful, secluded, and well-maintained west-facing garden of approximately 85' in length. To the front of the house is a handsome Herringbone brick driveway providing off-street parking.

The property is ideally located for Penge East, Penge West and Sydenham railway stations providing access to London. Nearest schools include Alexandra Junior and Harris Academy Crystal Palace Primary.

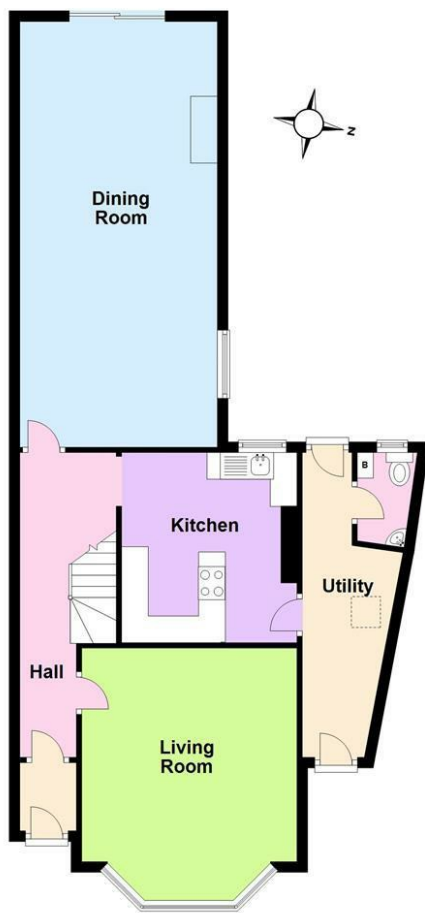
Popular green open spaces are closeby and include Alexandra Recreation Ground and Crystal Palace Park.

An early viewing is highly recommended to avoid disappointment.



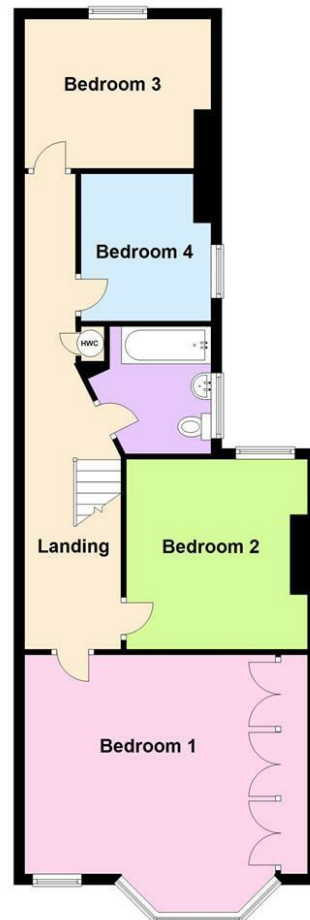
Ground Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



First Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



Total area: approx. 150.4 sq. metres (1619.2 sq. feet)

Entrance Hall

Solid wood front door with two vertical glass panels, internal porch with carpeted flooring, white decoration, picture rail and dado rail, internal wood and glazed door into main entrance hall, carpeted flooring, double radiator, white emulsion painted walls, dado rail and picture rail, ceiling light fitting, under stairs cupboard.

Lounge

15'9 max bay x 12'9 max recesses (4.80m max bay x 3.89m max recesses)

Solid wood panelled door, carpeted flooring, white emulsion painted walls with picture rail and period Victorian coving, three double radiators to bay window, double glazing, wood and marble fire place surround. wall lights.

Rear Reception Room

26'3 x 11'8 max (8.00m x 3.56m max)

Solid wood panelled door, neutral carpet, white emulsion painted walls, picture rail, double glazed window and double glazed sliding patio doors to garden, wood and marble fire place surround, wall lights, two double radiators.

Kitchen

11'2 max x 10'8 max (3.40m max x 3.25m max)

Grey vinyl flooring, white emulsion painted walls, off white kitchen suite with off white granite counter tops, stainless steel sink and drainer unit, black ceramic hob, high level double oven, double glazed window.

Utility Room

19'8 long (5.99m long)

Vinyl flooring, external doors to front driveway and rear garden, range of kitchen style wall and base units, ceiling light fitting.

Separate WC

Vinyl flooring, WC, corner wall mounted wash basin, window, small low level storage.

Master Bedroom

15'9 max into bay x 15'0 to wardrobes (4.80m max into bay x 4.57m to wardrobes)

White painted solid wood panelled door, neutral carpet, white emulsion painted walls, large built in wardrobes with matching fitted drawer units and overhead storage, three double radiators in bay, double glazed bay window and additional

double glazed window, coving, ceiling light fitting with plaster ceiling rose.

Bedroom 2

11'3 x 10'9 max recesses (3.43m x 3.28m max recesses)

Solid wood panelled door, carpeted flooring, wall paper to walls, double glazed window, double radiator, ceiling light fitting, built in shelving to chimney breast recess.

Bedroom 3

11'8 max (10'11 min) x 8'10 (3.56m max (3.33m min) x 2.69m)

Solid wood panelled door, neutral carpet, neutral emulsion painted walls, double glazed window, double radiator, ceiling light fitting.

Bedroom 4

9'0 x 8'6 max (7'9 min) (2.74m x 2.59m max (2.36m min))

Solid wood panelled door, neutral carpet, neutral emulsion painted walls, double glazed window, double radiator, ceiling light fitting.

Bathroom

angled room - 8'3 max x 7'7 max (angled room - 2.51m max x 2.31m max)

Solid wood panelled door, neutral carpet, cream vinyl flooring, WC, vanity wash basin, bidet, white bath with glass folding shower screen and electric shower, fully tiled walls, double glazed window, small radiator, ceiling light fitting.

Outside

To the front is a block paved driveway that can accommodate 1-2 cars.

To the rear is a wide plot garden measuring approximately 85ft at its longest point, and width 40-50ft widening, large paved patio and paved footpath leading to the storage shed, main central lawn, fenced boundary to one side with chain link fence boundary to the other, planting beds to side, attractive trees to the railway land at rear.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.