



## 30 Cottingham Road London, SE20 7PT

**Asking Price £850,000**

Nestled on Cottingham Road in the vibrant area of Penge, London, SE20, this exquisite Edwardian terraced house has been newly refurbished to an exceptional standard. Spanning an impressive 1,310 square feet across three stories, this property offers a perfect blend of modern living and classic charm.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the contemporary kitchen, featuring a stylish free-standing island and bifold doors that seamlessly connect the indoor space to your own private south-facing garden. This outdoor area is perfect for enjoying sunny days and hosting gatherings with family and friends.

The property boasts four well-appointed bedrooms, providing ample space for a growing family or guests. Additionally, there are two modern shower rooms, complemented by a convenient downstairs WC, ensuring comfort and practicality for everyday living.

Situated within walking distance to Penge High Street, residents will benefit from a variety of shops, cafes, and amenities. The area is also home to several highly regarded schools, making it an ideal location for families.

This delightful home is offered for sale chain-free, allowing for a smooth and straightforward purchase process. With its prime location, generous living space, and high-quality finishes, this property is a rare find and not to be missed.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- EDWARDIAN MID-TERRACED HOUSE
- NEWLY REFURBISHED TO A HIGH SPEC
- FRONT AND REAR GARDEN
- ELECTRIC CAR CHARGING POINT
- DOWNSTAIRS WC
- SOLD CHAIN FREE
- SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- 9 MINUTE WALK TO KENT HOUE STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)



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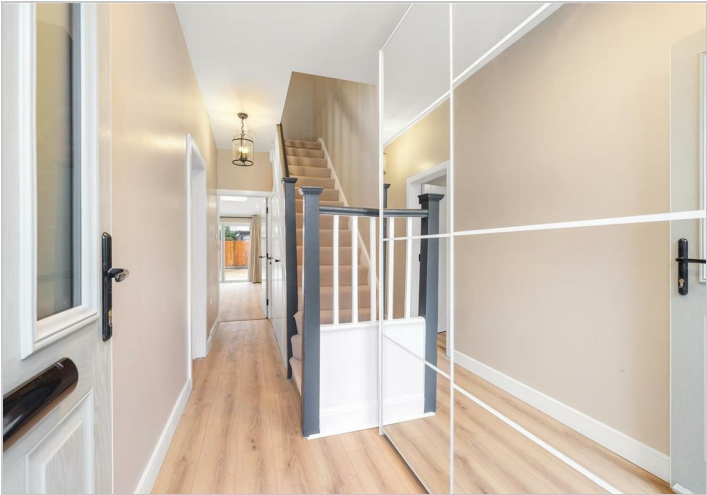
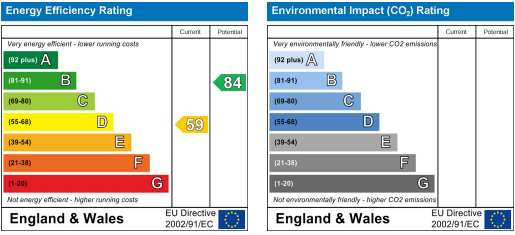
Floor Plan



Area Map



Energy Efficiency Graph



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