



Wheathill Road, Anerley

Asking Price £1,200,000



Property Summary

Propertyworld is delighted to present this stunning five/six bedroom, semi-detached Victorian home, with three reception rooms and four bathrooms in sought after Wheathill Road, Anerley. Arranged over three floors, there is over 2300 square feet of light, airy accommodation, with front and rear garden. The property has been lovingly upgraded by the current owners and the results are impressive.

On the ground floor there are two receptions, both with striking feature fireplaces, the larger to the front has a large bay window that bathes the room in natural light. The third reception room, the dining area, is part of a fabulous kitchen diner that has been extended to form the hub of the house. A modern handleless fitted kitchen with integrated appliances benefits from full width bi-fold doors showcasing the impressive 60ft garden. Solid wooden flooring blends effortlessly with tiled flooring in the main part of the kitchen. The owners have cleverly incorporated a utility area, perfect for any busy family and a shower room, the first of four bathrooms in the property.

On the first floor you will find three bedrooms, the principle is an impressive 19 feet long and benefits from a walk-in wardrobe and en-suite bathroom. The other two bedrooms are doubles although one is larger. There is also a well-appointed family bathroom with a separate shower and three piece white suite.

On the top floor you will find three further rooms. There are two genuine double bedrooms along with a useful study or home office. The larger bedroom has a Juliet balcony which ensures the room benefits from an abundance of natural light. There is also a fourth bathroom.

Wheathill Road is a pretty road of handsome homes, within an easy walk of several train stations including Birkbeck and Norwood Junction, as well as numerous bus routes, Green spaces are plentiful including South Norwood Lakes and Country Park, with good schools, restaurants, gastropubs and coffee shops also nearby.

Penge Sales
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Property Summary

- Five / Six bedrooms
- Four bathrooms
- Three reception rooms
- Victorian built, semi-detached
- Stunning condition
- Front and rear gardens
- Impressive - extended, kitchen diner
- Separate utility room
- Council tax band F
- EPC Rating C

Our Vendor Loves...

"Our home has light, spacious rooms with high ceilings and large windows yet it feels cozy and welcoming. The family room/kitchen is large enough for everyone to get together (with a full view of the garden which we love) and there's enough room in the rest of the house to disappear to. There are plenty of bathrooms so there's no need for queues. We've created a huge amount of storage with bedrooms having fitted or walk in wardrobes, there's an understairs cupboard, a substantial outbuilding (with an electric supply) and large loft. We're surrounded by great neighbours and there's a neighbourhood watch scheme in place. We feel very safe and secure. It's positioned in a perfect spot for great transport links into central London, both day and night, with Overground, National Rail, Tram and Night bus services a doorstep away."



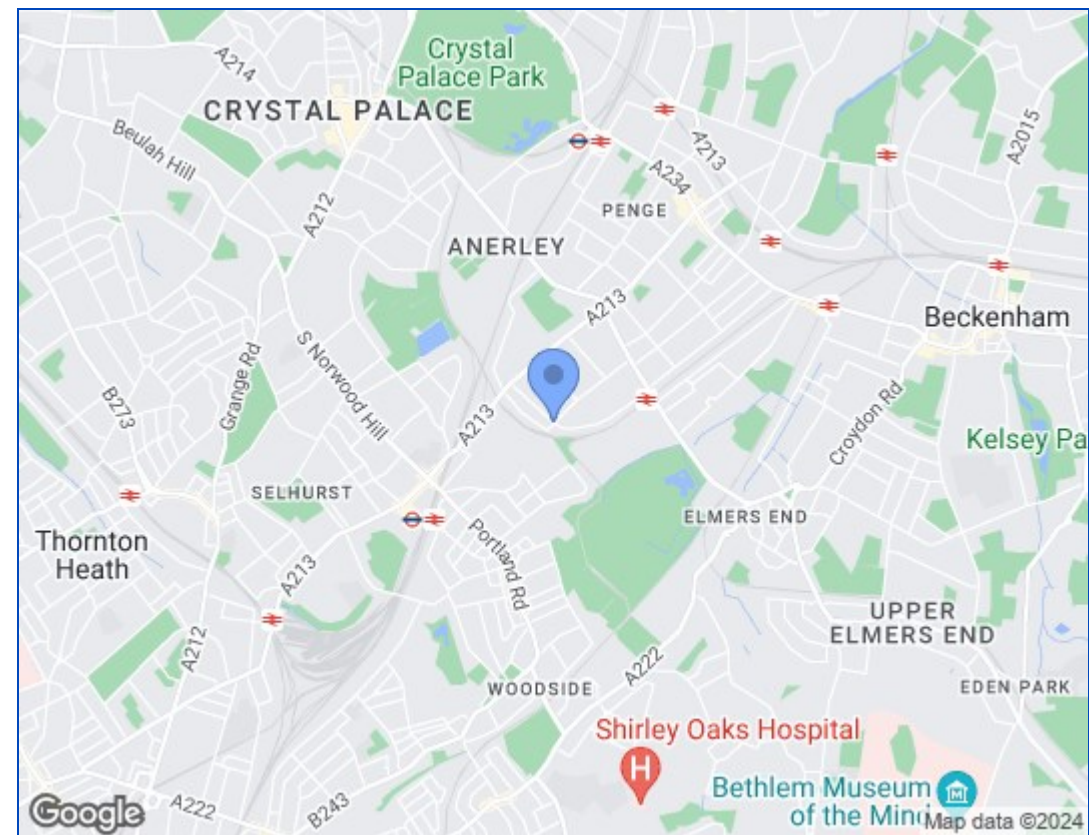




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1169 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 816 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2397 SQ FT / 214 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
 Wheathill Road
 No: 020623
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

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