



**Warwick Road, Anerley**

Price Guide £675,000



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## Property Summary

Price Guide £675,00 - £700,000

Propertyworld proudly offers this attractive, four-bedroom terraced house to the sales market. Beautifully modernised and maintained, this idyllic family home sits within a residential street of similar properties and is well positioned for local shops, as well as train links from THREE MAINLINE STATIONS - NORWOOD JUNCTION, BIRBECK AND ANERLEY - not forgetting the Tram link to Corydon and Wimbledon. For young children, Stewart Fleming Primary school which has a current ofsted rating of Outstanding, is just a short walk away.

With a wealth of features, to summarise the accommodation is as follows: Wide hallway upon entrance, via a partly stained glass laminated upvc front door.. Lounge to front, featuring an electric flame fire with a mantle surround and a beautiful aspect, overlooking a pretty and well tendered front garden. The dining area sits behind the lounge, boasting another electric flame fire with a mantle surround with the best views over a stunning garden - via the sliding, full aspect patio doors. The kitchen flows gently from the dining area - there find a range of soft neutral-coloured units with eye-catching tiles for splash back. Ample space for many white goods, completed with an integrated induction hob and oven below.

Up on the first floor, there are three bright and spacious bedrooms, one with a range of wardrobes, floor-to-ceiling high, housing rails, shelves and drawers. The family bathroom comes with a modern three-piece suite, with an Aqualisa Shower, and integrated storage cupboards - perfect for modern day families alike.

Finally, the second floor boasts a beautiful Master bedroom with a Juliet balcony to rear, but best of all a separate, monochrome three-piece shower room, W/c with a range of storage cupboards.

In our opinion, this is an ideal home for a growing family, set within a friendly, residential street and ready for immediate residence!

Penge Sales

020 8659 1005

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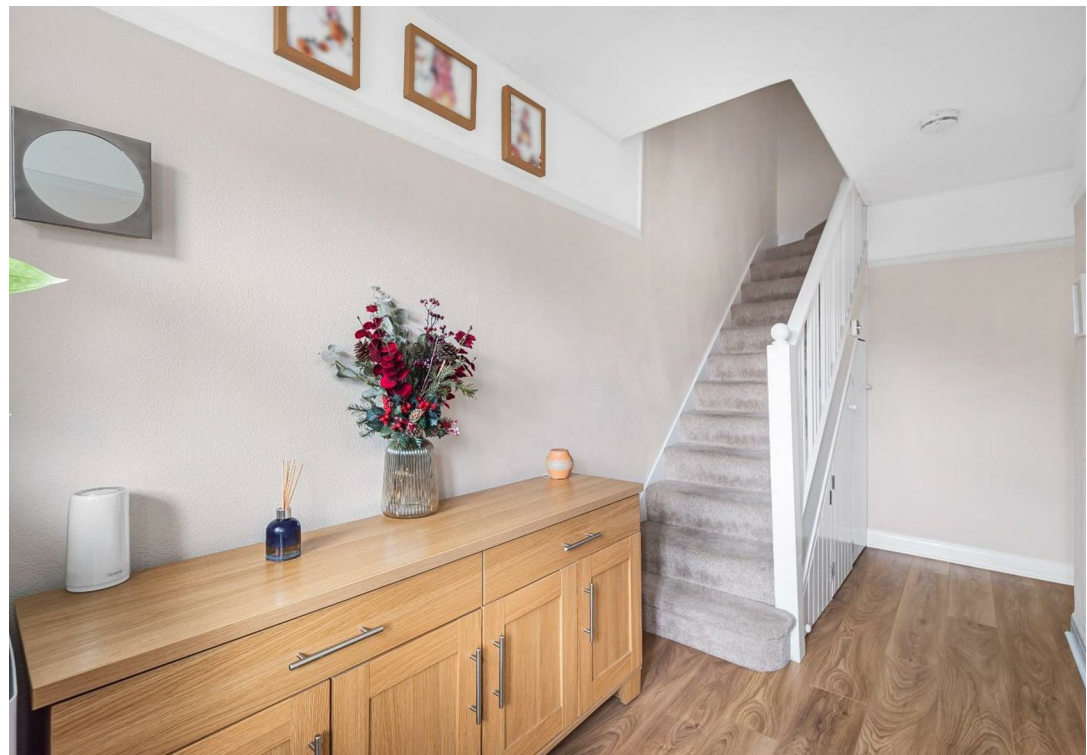
- Four Bedrooms
- Terraced family home
- Spacious lounge
- Fitted kitchen/diner
- Two bathrooms, W/c
- Gorgeous rear garden
- Gas central heated
- Double Glazed
- Council Tax band D
- Epc Rating

## Our Vendor Loves...

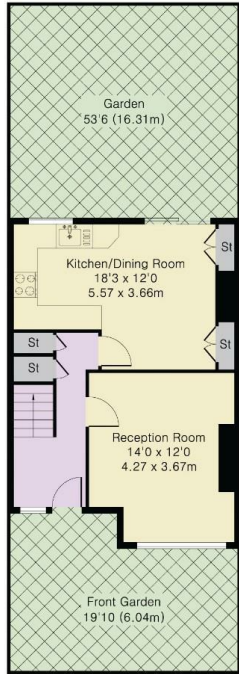
We fell in love with our house as soon as we walked in. We have spent the last 18 years here, making it our home and being part of the local community. As we look forward to a new adventure living near the sea, we only wish we could take our house and neighbours with us





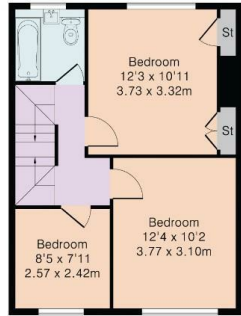






Ground Floor

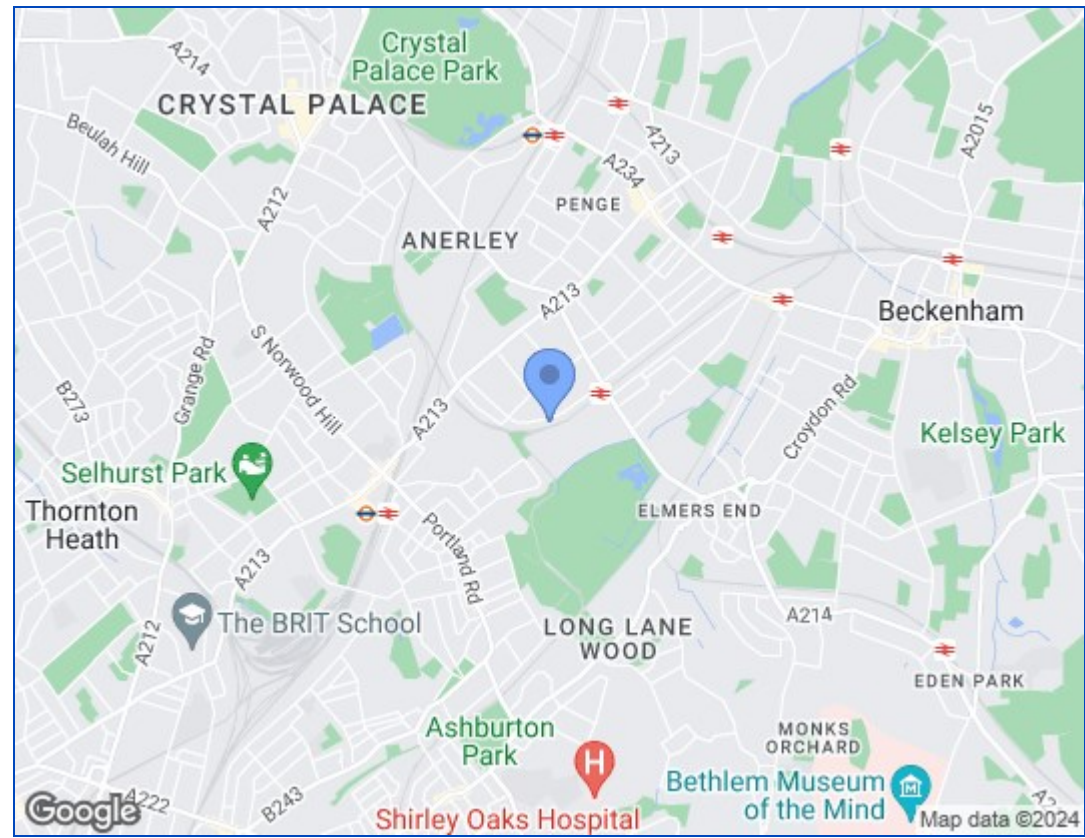
Approximate Gross Internal Area 1223 sq ft – 113 sq m  
 Ground Floor Area 454 sq ft – 42 sq m  
 First Floor Area 452 sq ft – 42 sq m  
 Second Floor Area 317 sq ft – 29 sq m



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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