



Trenholme Road, Anerley

Offers Over £680,000



3



2



1



D



Property Summary

Propertyworld is delighted to present this gorgeous, three bedroom, end of terrace Victorian house in sought after Trenholme Road. Packed with period detailing and an abundance of charm, this handsome property is well presented throughout.

The accommodation is bright, airy with lots of natural light. On the ground floor there is a double reception room over 23ft long. Double aspect, with windows at both ends of the room, it features solid oak flooring and a sumptuous open fire. There is ample room for a comfortable seating area as well as a dining table. A tiled hallway takes down into the well appointed kitchen boasting a range of shaker style wall and base units, solid wooden worktop, integrated electric oven, extractor and gas hob. One of the two bathrooms is to the rear of the property, featuring a pretty roll top bath and over bath shower in a style in keeping with the property's age.

The rear garden, accessed via the kitchen, is multi-tiered and South East facing, with a raised deck together with a lower level lawn. Plenty of mature plants, shrubs and trees provide colour and privacy.

Upstairs on the first floor there are three bedrooms, two large doubles and a spacious single. One of the doubles has a period fireplace, the principle bedroom benefits from an ensuite bathroom with walk in shower.

Finally, there is a large, partially converted loft with a Velux window which is a useful additional room that can be used for various purposes including a home office or simply storage.

Trenholme Road is a popular location, sandwiched between Anerley and Crystal Palace. The award-winning Crystal Palace Park is a stones throw away, with three mainline and overground stations all close by. Crystal Palace Triangle is easily reached on foot, offering a wealth of dining options, gastropubs, coffee shops and independent outlets.

This is truly delightful house – please call Propertyworld to secure a viewing.

Property Summary

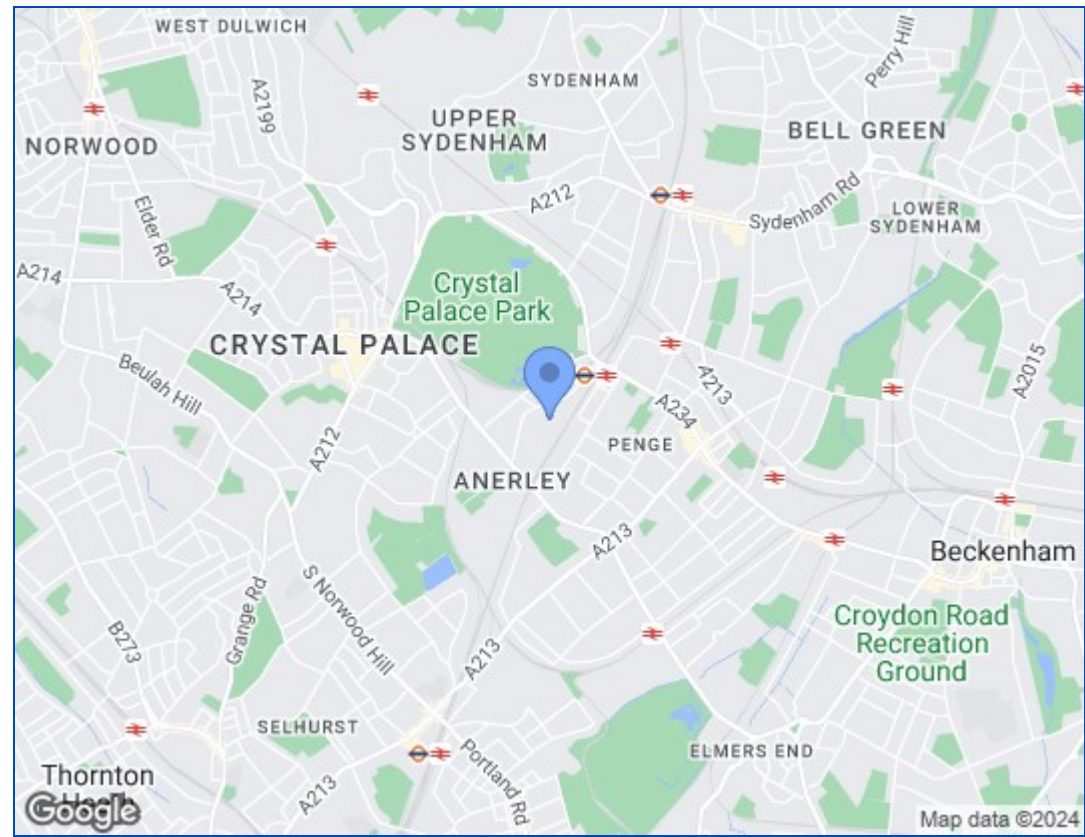
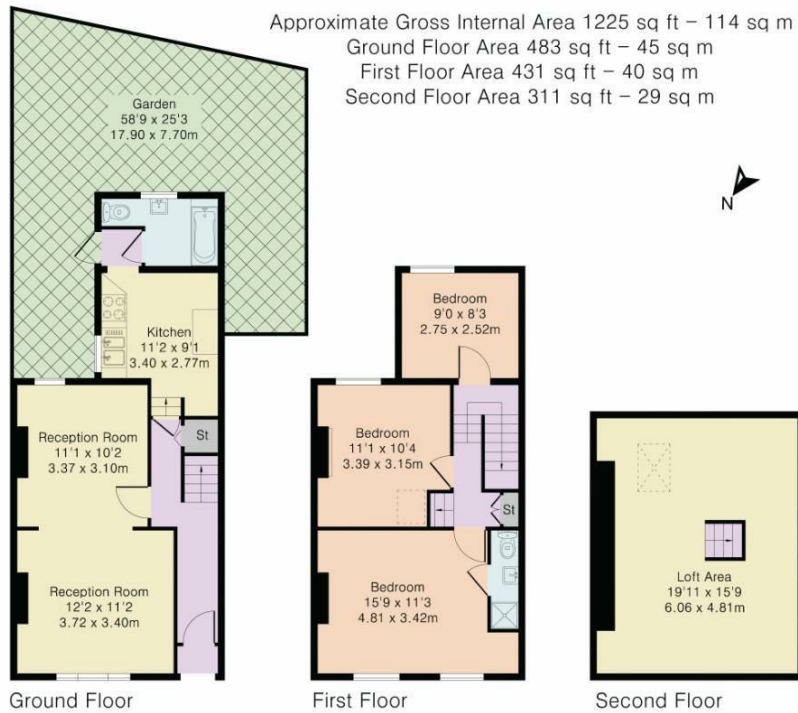
- Three bedroom end of terrace house
- Victorian built
- Partially converted loft room
- Two bathrooms
- Original features including fireplaces
- Solid oak flooring
- Double reception room
- Gorgeous SE facing garden
- EPC rating D
- Council tax band D

Our Vendor Loves...

"We've loved living in this beautiful road in this characterful home. Our neighbours are all great, and the sense of community is unusual for London. We will miss the garden the most with the established trees and roses, a lovely sun trap. We've put a lot of time and effort into making this is a family home, that we hope someone will love as much as we have."







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			
England & Wales		EU Directive 2002/91/EC	

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Penge Sales
 020 8659 1005
 www.propertyworlduk.net

