



Ridsdale Road, Anerley

Price Range £515,000



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Property Summary

Price Guide Range £515,00 - 525,000 - Priced for a quick sale!

Propertyworld presents an end of terrace, three bedroom, end of terrace house, sitting a cul-de-sac location within literally a stone's throw of Anerley Rail, but not enough to hear the trains!

Complimented upon entrance with verges of lawn and trees, whilst there is parking spaces, readily available to both the front, rear and side of the house

The accommodation is bright, airy with lots of natural light. On the ground floor the lounge stretches across the full width of the property, boasting a windows and full aspect door to the rear patio style garden. There is ample room for a comfortable seating area as well as a dining table. To the front of the house sits an extensive sized kitchen/diner, again with ample space for table chairs. The kitchen offers an extensive range of units and plenty of counter space for food preparation. As a bonus, there is also a guest W/c, along the hall, which many homeowner's desire.

Upstairs on the first floor there are three bedrooms, with the smallest room measuring in excess of 9ft long. The bathroom provides a standard three piece suite, as well wall-to-floor tiling and best of all a window for natural light and ventilation.

Situated within a road easy to miss, there are three other mainline stations nearby too. However best of all you are within easy reach of the much sought after Crystal Palace Triangle for those seeking door to door restaurants, gastropubs, coffee shops and independent outlets, not forgetting of course the award-winning Crystal Palace Park.

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Property Summary

- Three bedrooms
- End of Terrace Family Home
- First floor bathroom, W/c
- Lounge with separate Kitchen/diner
- Easy off road parking
- Direct access to Anerley Rail Station
- Cul-sac-location
- Freehold
- Council tax band D
- Epc rated C

Our Vendor Loves...

Feeling the need to downsize, Ridsdale Road is nice and a quiet and neighbourhood with local amenities. From our house it is a minute walk to the local train station with easy access to Croydon and central London. In fact, it is 9 minute into Croydon Town Centre and 25 Minutes to central London. There are also access to a number of buses into Croydon, Bromley, Crystal Palace, Brixton, Clapham Junction to name a few.

In addition, our home is in close proximity to Wickes, Home base, the Anerley Town Hall, Betts Park, a community hall, a local pub, nursery, local shops and supermarkets. It is in walking distance to lovely restaurants and cinema.

Our home comprises of 2 spacious double bedrooms, a good size single bedroom, a large kitchen diner, a nice size living room and a comfortable garden. The house is fully central heated and tastefully decorated. It also comes with a front and rear storage facilities.



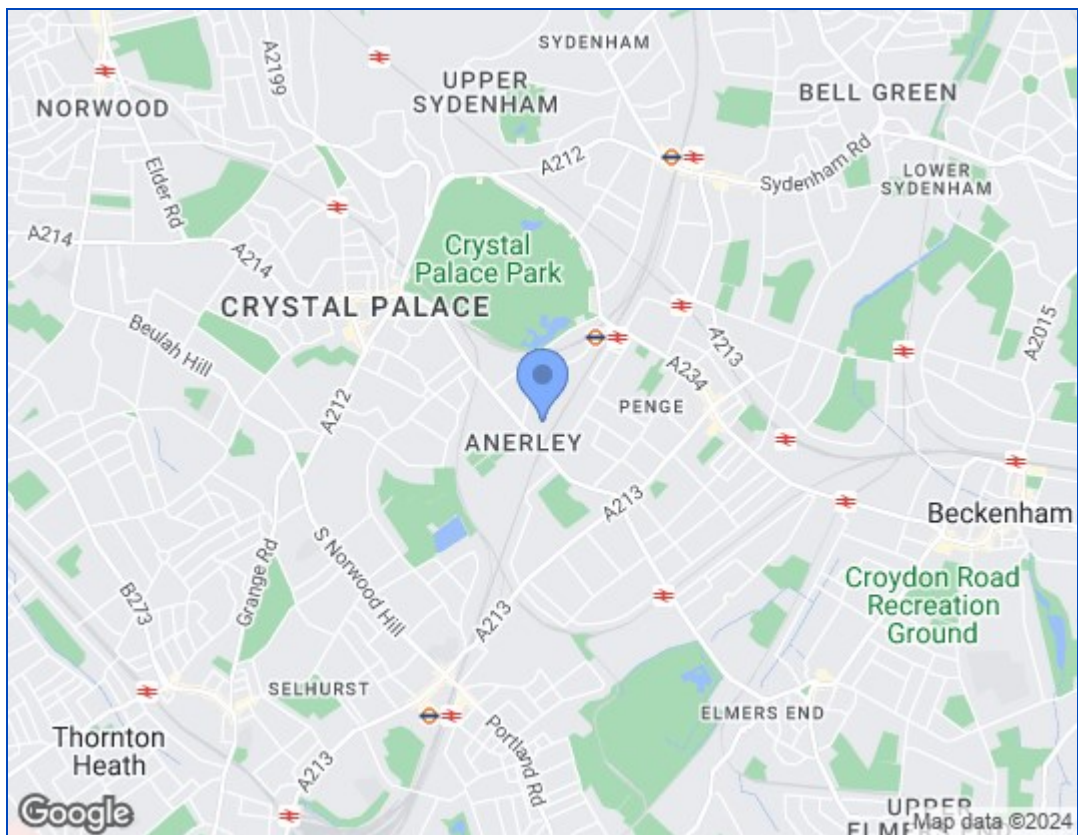




APPROX. GROSS INTERNAL FLOOR AREA 944 SQ FT / 88 SQM

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

Risdale Road
date 30/05/24
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

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