



Sheringham Road, Anerley

Guide Price £625,000



Property Summary

GUIDE PRICE £625,000 - £650,000

Propertyworld is delighted to present this gorgeous, three bedroom, two reception, mid terrace house, located in sought after Sheringham Road, Anerley. The property boasts a pretty 60 ft South Westerly facing rear garden, with bright airy accommodation that is bursting with natural light.

On the ground floor, the main reception to the front is almost 16 ft long with a wide bay window, stripped wooden flooring and decorative cornicing. The second reception room has been opened to create a versatile kitchen diner with views of the lovely rear garden. There is ample room for a dining area as well as a fully fitted kitchen with shaker style wooden floor and wall units. Finally, there is a useful separate W.C. that is also used as a versatile utility space.

Upstairs you will find three bedrooms, two of which are spacious doubles, the front main benefits from a large bay window. There is also a single bedroom / office or home office. The bathroom boasts a three-piece white suite with a corner bath and integrated storage. The house also boasts double glazing throughout. The rear garden is a fabulous spacious, with a large lawn, pretty borders with mature plants and shrubs and a well-equipped shed to the rear.

Sheringham Road is a quiet residential road close to numerous train stations including Birkbeck and Anerley. The outstanding Stewart Fleming Primary school is a stone's throw away as well as plenty of green spaces and parks. This is a super family home, and we anticipate plenty of interest. Please call Propertyworld to arrange a viewing.

Penge Sales
020 8659 1005
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Property Summary

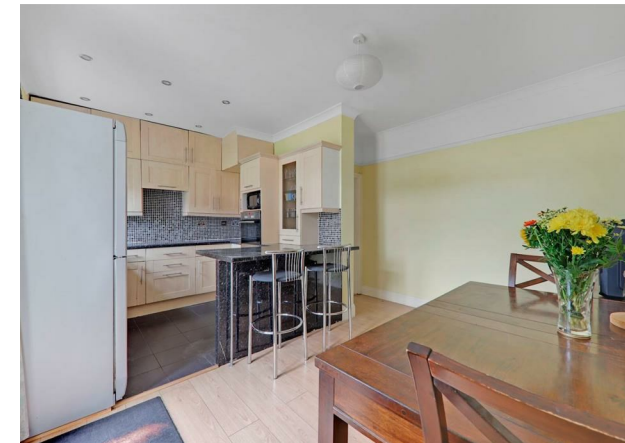
- Three bedroom house
- Mid Terrace
- Two reception rooms
- Full of light
- Large 60ft rear garden
- Quiet residential road
- Wooden flooring on ground floor
- Convertible loft
- Close to transport and amenities
- EPC Rating C - Council Tax band D

Our Vendor Loves...

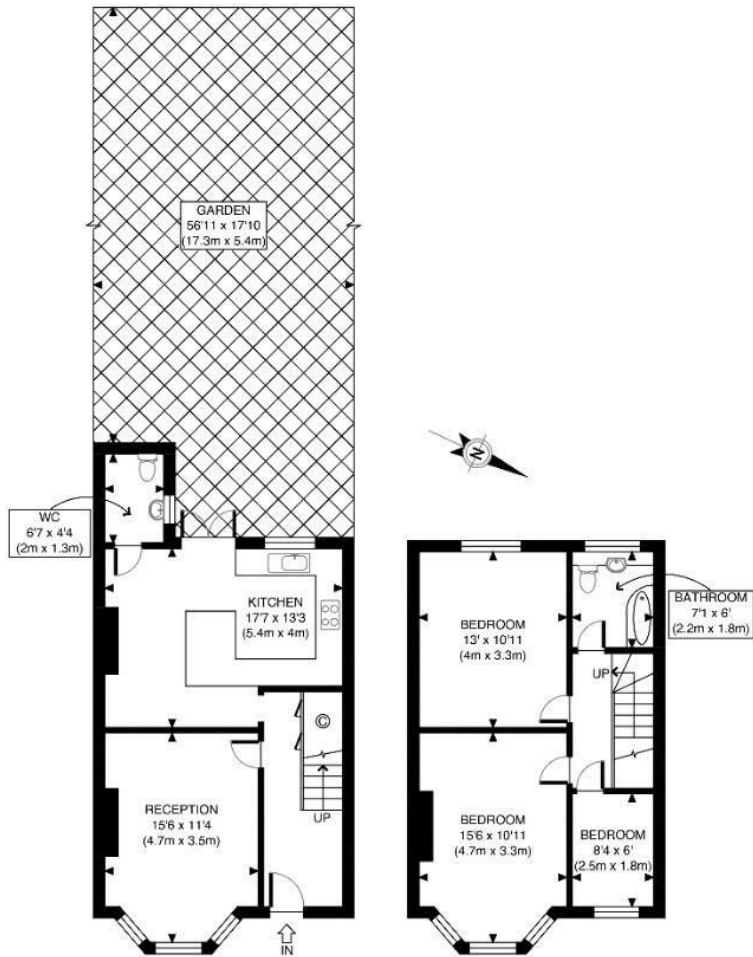
"I have loved my home for the last 7 years. It has great amenities all within walking distance, a two time OFSTED 'Outstanding' school, a tram line and several train lines, parks and shops to name a few. All of the neighbours are friendly and make your house feel like a home.

The area is one I will always enjoy with fond memories. I have enjoyed relaxing in the garden on summer nights and having friends over for a catch-up. The garden is mostly south facing, which makes growing fruit taste delicious.

Now it's time to move on to my next chapter with my partner as we move outside of London. I hope someone else can enjoy the home as much as I have."



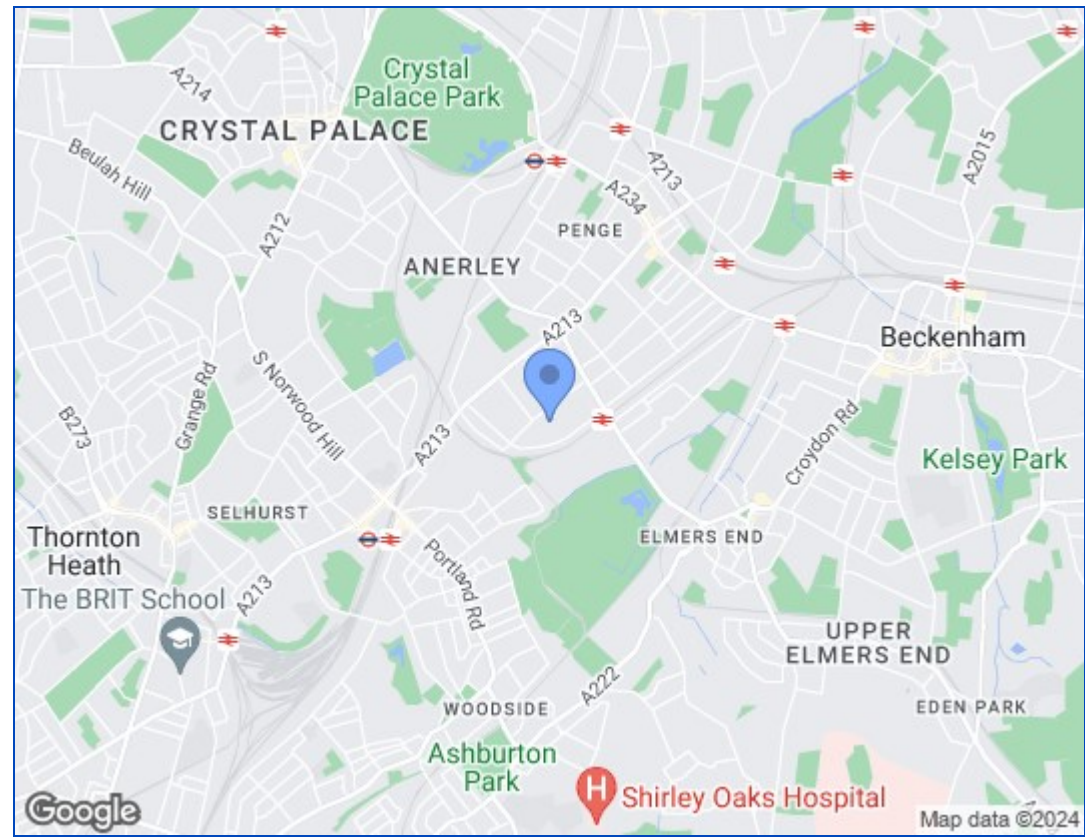




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 472 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 986 SQ FT / 92 SQM	Sheringham Road
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	23/07/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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	

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