



Ridgemount Close, Anerley

Price Guide £400,000



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Property Summary

Price Guide £400,000 - £415,000

Propertyworld is delighted to present this first floor, two bedroom, maisonette with a fabulous wrap around garden in ever popular Ridgemount Close, Anerley Park. The property benefits from an abundance of natural light, with generous accommodation including two double bedrooms.

The property is located at the end of the terrace which means it has a rear and side garden. You enter from the side through your own front door. A staircase takes you to the living accommodation. To the front is a spacious reception room with wooden flooring, a large double glazed window providing plenty of light and built in shelving. The wooden floor runs through the hallway which stretches the length of the property. Both the bedrooms are doubles, although the principal bedroom is larger. There is a well appointed fully fitted kitchen with wooden units and lots of worksurfaces for food preparation and a contemporary bathroom with a three piece white suite and over bath shower.

The garden is a delightful space and because it wraps around the property enjoys sun in certain parts all day. The side element features recently laid decking which is lovely space to dine and relax. To the rear the garden has Astroturf for easy maintenance. Best of all, there is loft access for additional storage space, covering the entire floor space and comes with a easy use, built in, pull down ladder for easy access.

Ridgemount Close enjoys an enviable location, off Anerley Park. The iconic Crystal Palace Park is just a few minutes' walk away as is Penge West and Overground station. Penge East is also walkable. You can walk into Crystal Palace Triangle through the Park and Penge High Street is very close on foot and offers a wide range of gastropubs, coffee shops and independent retailers. This is a great value property, with a fantastic location; it's a first time buyers dream.

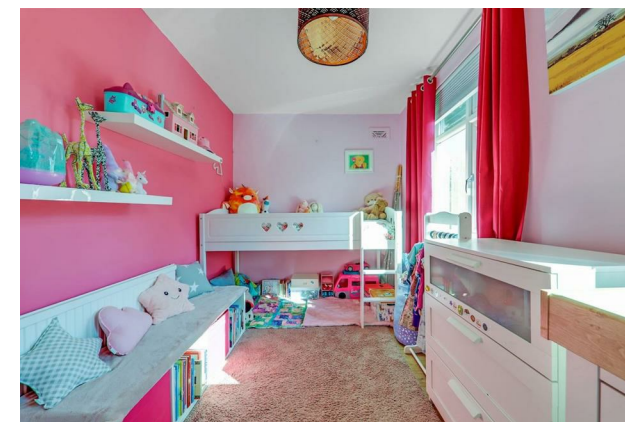
Penge Sales
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Property Summary

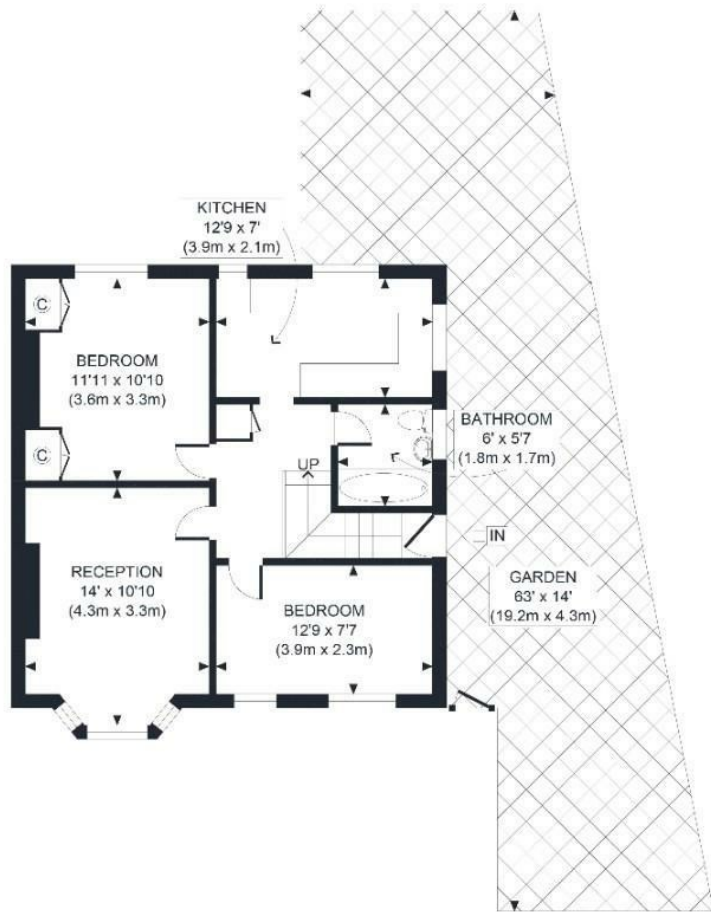
- Two Double bedrooms
- 1930's Maisonette (Own front door)
- Gorgeous lounge
- First floor accommodation
- Own private rear garden
- Sought after location (cul-de-sac street)
- Gas central heated and Double glazed
- Leasehold Tenure
- Epc rated C
- Council Tax Band B

Our Vendor Loves...

This is a really bright and airy home. All of my friends love my lounge especially. The neighbourhood is brilliant and with Penge West rail station just down the road, getting London is so easy. My neighbours have become like family over the years too.







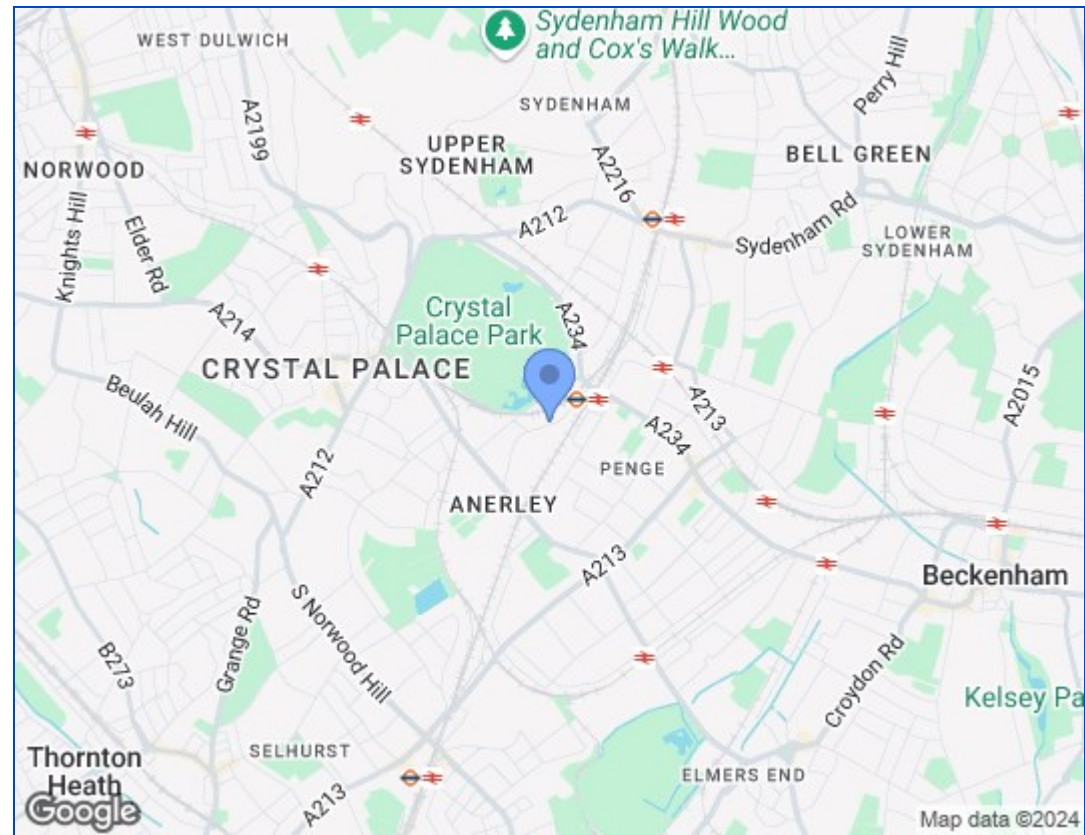
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 598 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 598 SQ FT / 56 SQM

Ridgemount Close

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.

date: 14/10/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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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