



Marlow Road, Anerley

Price Guide £600,000



Property Summary

PRICE GUIDE £600,000 - £625,000

Propertyworld is proud to present this charming four-bedroom mid-terrace home offering spacious and versatile accommodation that is perfect for families.

To the rear, the open-plan kitchen and dining area provide a bright and airy space, featuring stylish tiled flooring that extends seamlessly from the entrance hallway. The modern, fully fitted kitchen boasts beech-coloured units, while the dining area comfortably accommodates a full dining table and chairs, making it ideal for both everyday meals and entertaining. At the front of the property, a separate reception room offers a cosy retreat, bathed in natural light.

The first floor comprises two generous double bedrooms, both benefiting from built-in wardrobes, alongside a well-proportioned single bedroom. The main family bathroom is also located on this floor. The converted loft houses the fourth bedroom, providing a private and tranquil space, ideal as a bedroom, guest room, or home office.

Externally, the property boasts an impressive 80ft rear garden, thoughtfully designed with a lawn area and a beautifully presented patio that is perfect for outdoor relaxation and dining.

The house sits within the catchment area for the Outstanding-rated Stewart Fleming School, while South Norwood Country Park and other green spaces are just a short stroll away. Birkbeck train station is within easy reach, as well as Anerley station, trams, and multiple bus routes, ensuring excellent transport links.

This delightful house must be viewed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Four bedroom house
- Family Home
- Open plan kitchen/diner
- Large lounge to front
- Fitted wardrobes to some of the bedrooms
- Double Glazed
- Gas central heated
- Freehold Tenure
- EPC rated C
- Council Tax Band D

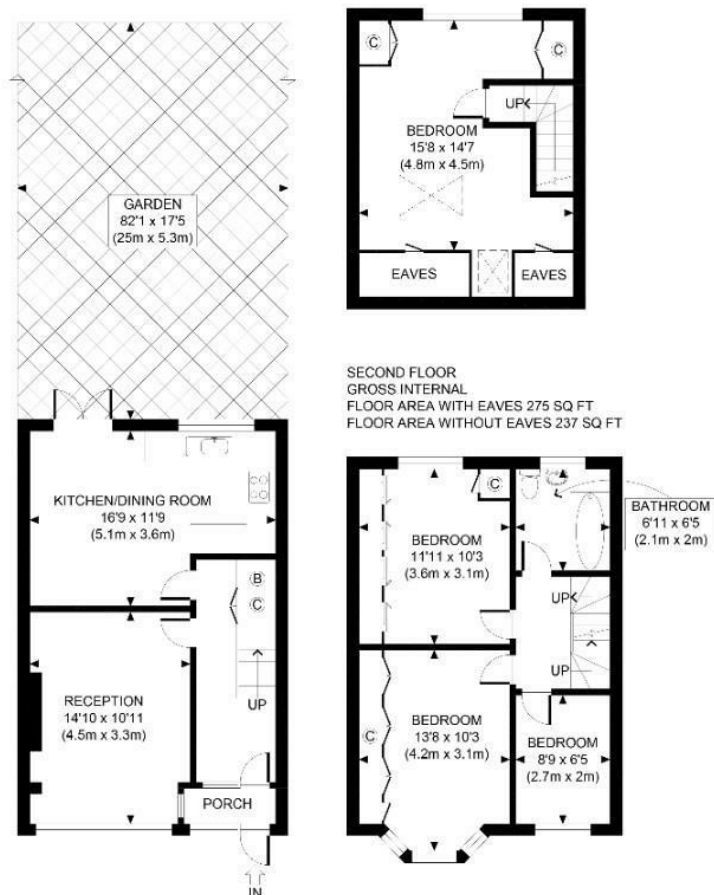
Our Vendor Loves...

It is with great sadness leaving the family home/wonderful neighbours and the lovely area with all its amenities after 37 years. We love our beautiful house and our lovely spacious garden with its palm trees and wish we could take this all with us.

Whoever moves in, we know you will love this house/garden/area and we wish you a long and happy stay just like we have always had.





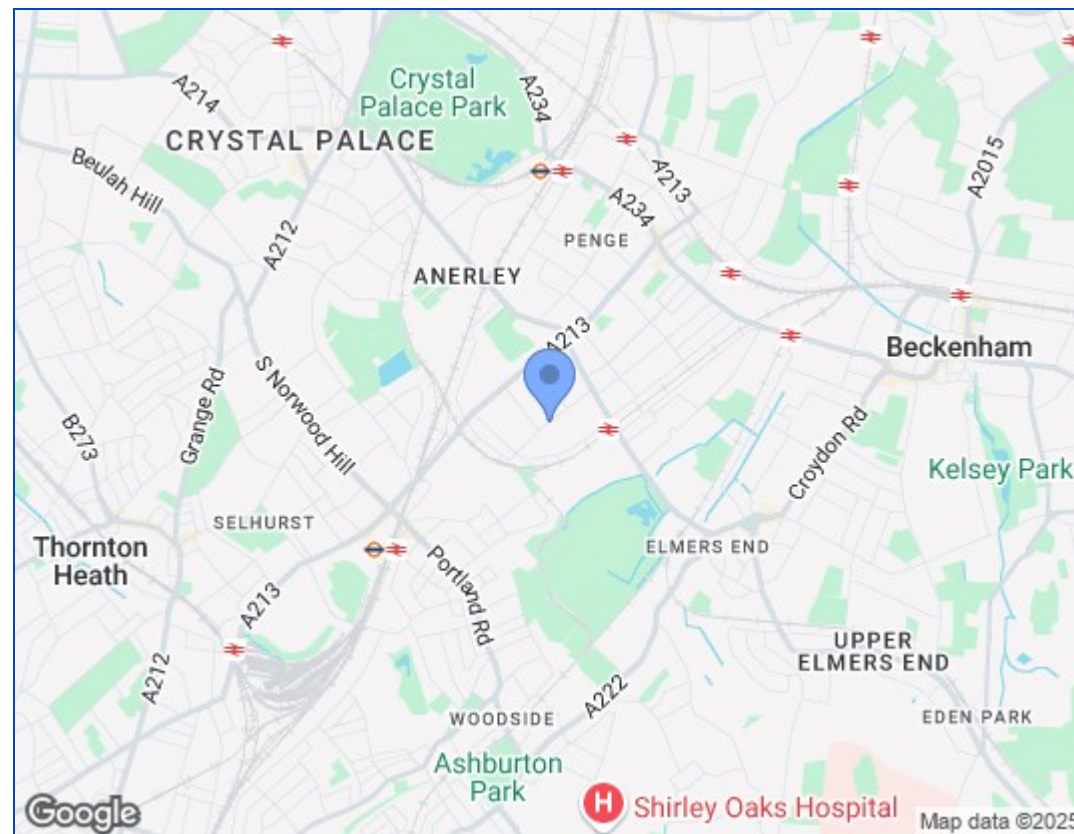


APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1145 SQ FT / 106 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1107 SQ FT / 103 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Marlow Road

date 07/02/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

