



Anerley Park, Anerley

Price Guide £825,000



Property Summary

GUIDE PRICE £825,000 - £850,000

PropertyWorld is delighted to present this beautifully refurbished four bedroom semi-detached 1930s family home in sought-after Anerley Park, just a stone's throw from the award-winning Crystal Palace Park. Offering over 1,200 sq. ft., this home has undergone major refurbishment since 2020, including rewiring, new boiler, new flooring, and a garage conversion—now a versatile space for a fourth bedroom, an office, guest room, or playroom.

Packed with modern technology, the property features a smart heating system (TADO), wired network sockets in the lounge and dining room and bedrooms one and two, and a media cabinet with wiring for 5.1 speakers under the floor and in the walls in the main reception, and wired for internet.

The bright and spacious reception room boasts a herringbone engineered wood floor, original fireplace, and recessed shelving, opening into the modern kitchen-dining area. Bi-fold doors lead to an 80ft+ landscaped rear garden, perfect for entertaining.

Upstairs, there are two generous double bedrooms, the first with bespoke built-in wardrobes. The stylish bathroom (refurbished three years ago) includes a walk-in shower and bath. The boarded loft has power sockets and a skylight, offering potential for two extra bedrooms and an en-suite.

Externally, the front garden provides parking for two cars, with a re-laid driveway (2021) and a beautiful cherry blossom tree. The quiet, leafy location offers ample off-street parking and superb transport links, with Anerley, Penge West, Crystal Palace, and Penge East stations nearby. Penge High Street's gastropubs, coffee shops, and restaurants are within easy reach, as are Crystal Palace and Beckenham. Several excellent nurseries and primary schools are also close by.

A rare find – call Propertyworld today to arrange a viewing!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

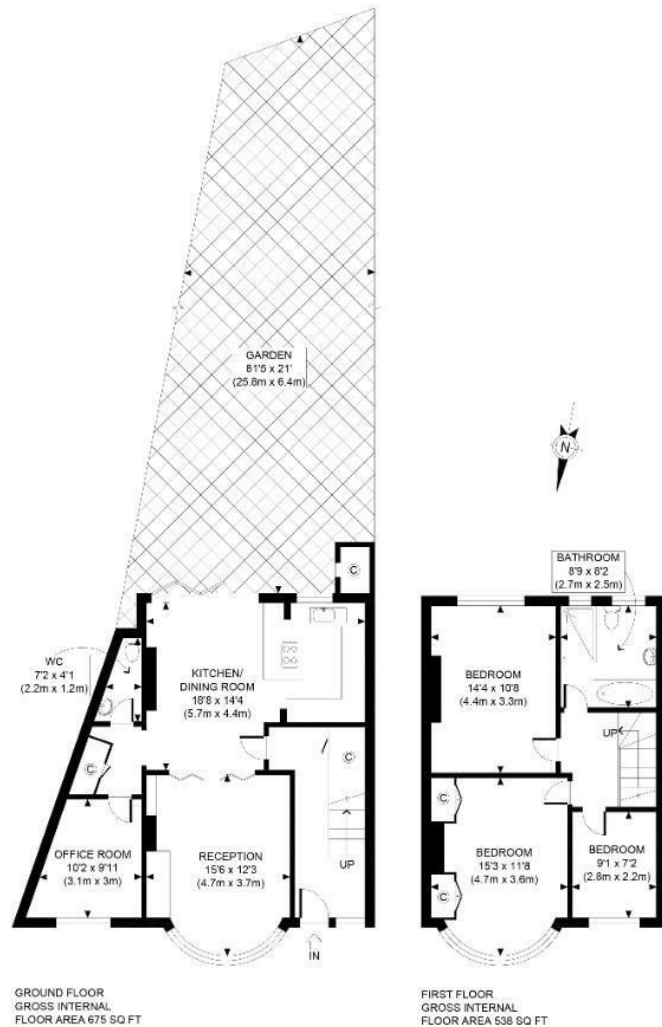
- Four bedroom house
- Refurbished and extended over the last 5 years
- Stunning reception and open plan dining area/kitchen
- 80ft landscaped garden
- Modern bathroom with separate walk in shower
- Packed with high technology
- Bursting with natural light
- Front garden with two OSP spots
- Close to Crystal Palace Park
- Council Tax Band D - EPC Rating C

Our Vendor Loves...

The location is our favourite thing, right next to the park – and the big park regeneration project is about to start. The street is quiet and green, yet we're so well connected, with several train stations and bus routes nearby, and Gatwick very easy to get to. The house has spacious rooms with high ceilings and loads of natural light. The extension has been a real bonus, giving us space for a home office, guest room, or playroom. The layout works so well for family life. The garden is perfect for kids to play and for gatherings with friends. It's a home that makes life simple and enjoyable.







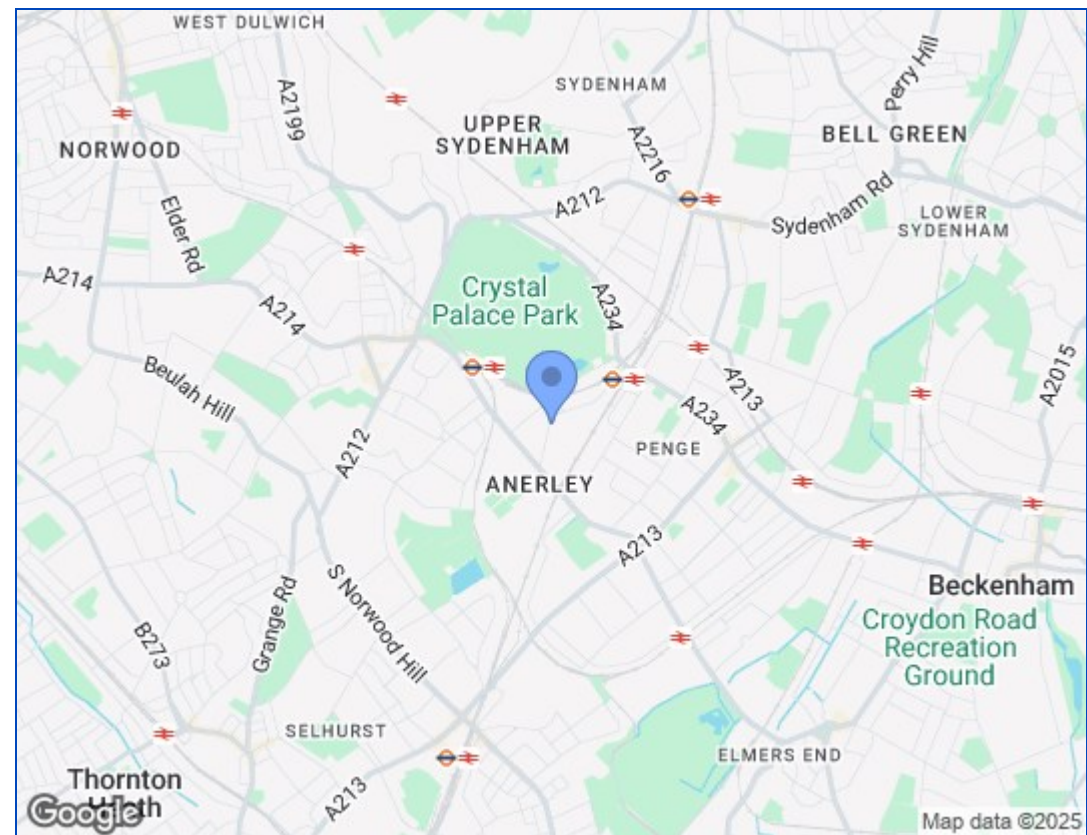
APPROX. GROSS INTERNAL FLOOR AREA 1213 SQ FT / 113 SQM

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.

Anerley Park

date: 13/03/25

photoplan



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