



Seymour Villas, Anerley

Price Guide £435,000



Property Summary

GUIDE PRICE £435,000 - £460,000

Propertyworld is delighted to bring to market this charming two double bedroom end-of-terrace house located In Seymour Villas, in the heart of Anerley.

This lovely home is bursting with natural light, well presented and neutrally decorated throughout, offering generous living space across two floors. On the ground floor, there is a stylish kitchen-diner with cream shaker-style units, terracotta floor tiles, tiled splashback and plenty of space to dine. There is a small downstairs utility room with a space for a washer, or dryer - plus additional storage space under the stairs and to the rear, a generous reception room with direct access into a private, low-maintenance South Easterly rear garden — ideal for relaxing or entertaining.

Upstairs, the house boasts two well-proportioned double bedrooms, a modern bathroom, and a separate W.C., offering practicality for busy households. There is also a loft providing ample storage space. All the windows upstairs have been replaced in recent years. The house comes with the added bonus of off-street parking.

Seymour Villas is a quiet residential location, ideally situated close to Anerley train and Overground station, providing fast and frequent links into Central London and beyond. Betts Park and Crystal Palace Park are both nearby, while Penge and the Crystal Palace Triangle are easily walkable — offering a vibrant mix of independent shops, gastropubs, cafés, restaurants, and more.

This is a superb first-time buyer opportunity, offering more space than many two-bedroom period garden flats in the same price bracket.

Penge Sales
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Property Summary

- Two bedroom family home
- End of terrace
- Well presented throughout
- Private rear garden
- Bursting with natural light
- Both bedrooms are doubles
- Ample storage including a loft
- Modern kitchen diner
- EPC Rating D
- Council Tax C - Freehold

Our Vendor Loves...

"We will miss this house which, over the past 8 years, has been our happy family home. We love the bright and airy bedrooms, or being sat in the living room reading, whilst the sun pours in. Making family dinners and having kitchen discos, all of us laughing and singing. Our boys dragging us into the garden, onto the grass, or into Betts Park to play. BBQs in the garden, toasting marshmallows and sat outside talking late into the night. Always being able to get home because of the excellent transport links. We hope that the next occupants find as much joy and pleasure living here as we did."







GROSS INTERNAL
FLOOR AREA 419 SQ FT

GROSS INTERNAL
FLOOR AREA 425 SQ FT

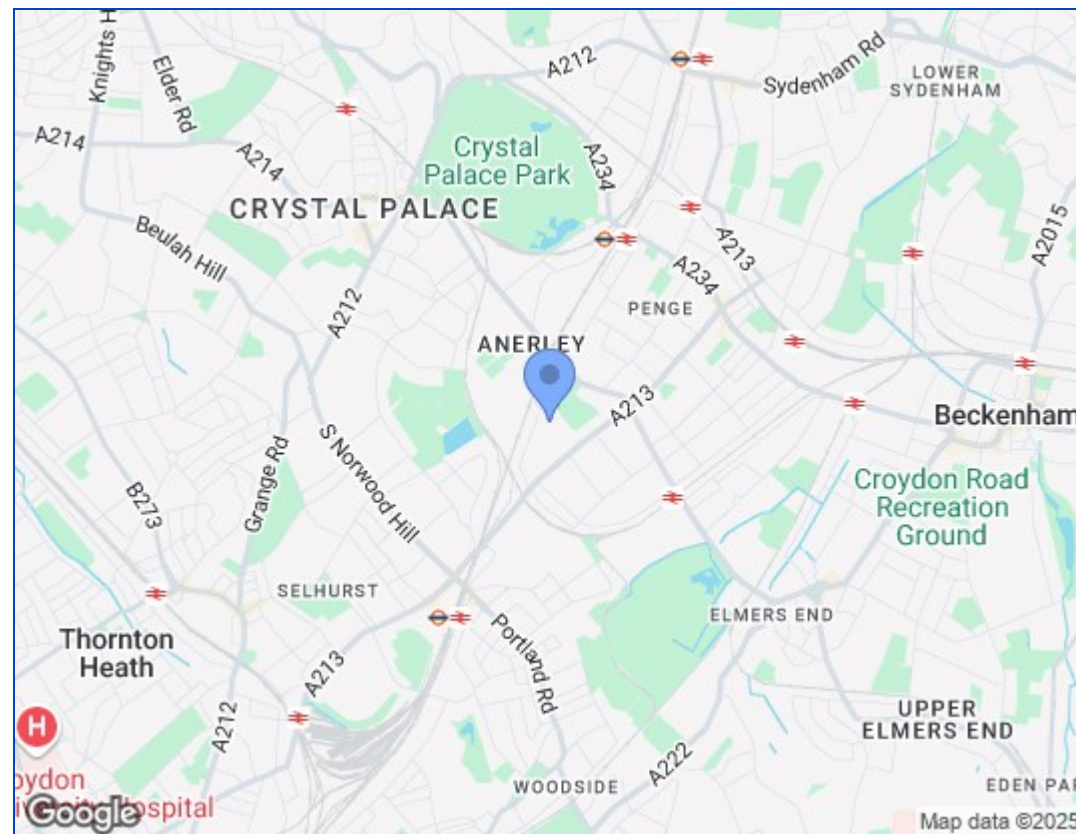
APPROX. GROSS INTERNAL FLOOR AREA 844 SQ FT / 78 SQM

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

seymour villas

date 13/05/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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