



Haysleigh Gardens, Anerley

Price Guide £350,000



Property Summary

Propertyworld is proud to present this beautifully presented two-bedroom ground floor maisonette with private front and rear gardens, located on the sought-after Haysleigh Gardens — a quiet, residential road ideally positioned for multiple transport links including Anerley, Norwood Junction and Birkbeck Tram Stop.

Flooded in natural light throughout, the accommodation is spacious, well-proportioned and in excellent decorative order. The standout feature is the stylish main reception — boasting a gorgeous feature fireplace, bespoke shelving and built-in cupboards in the alcoves, a large bay window, and tasteful neutral decor. The master bedroom is a generous double with fitted wardrobes, while the second bedroom can also accommodate a double bed.

The kitchen is a real highlight — a modern, shaker-style space in a horseshoe layout with ample storage and workspace. There's an integrated electric oven, gas hob, extractor fan, integrated microwave, and space for both a washing machine and fridge freezer. The bathroom is contemporary and well finished, offering a white three-piece suite with striking black-and-white tiling.

To the rear is a peaceful, laid-to-lawn private garden — ideal for relaxing or entertaining. The front garden adds additional privacy and kerb appeal.

With a very long lease, no service charges and superb transport connections (Overground services to Canada Water, London Bridge and beyond, plus trams to Croydon, Wimbledon and more), this is a perfect first-time buy or step onto the property ladder.

Offered chain free. Call Propertyworld to view!

Penge Sales
020 8659 1005
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Property Summary

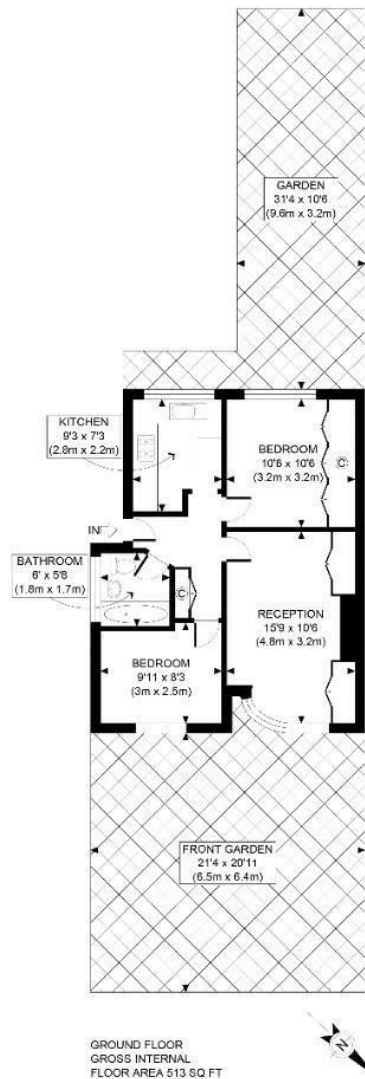
- Two bedrooms
- Purpose built maisonette
- Well presented throughout
- Own front door
- Own private rear garden
- 15.9 ft approx lounge
- Gas central heated and double glazed
- Leasehold Tenure - over 900 years left
- No service charges
- Epc rated TBC - Council Tax Band B

Our Vendor Loves...

This home has been a part of my life since I was born, and it holds so many cherished memories. One of the things I've always loved is how peaceful the road is — it's a quiet, friendly neighbourhood where you really feel tucked away from the hustle and bustle. The garden is a real joy, getting sunshine for most of the day, which makes it perfect for relaxing, reading, or enjoying a cup of tea outside. Inside, the maisonette is filled with natural light, giving it a warm and welcoming feel throughout the day. It's a truly special place, and I hope the next owner loves it as much as I have.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 513 SQ FT

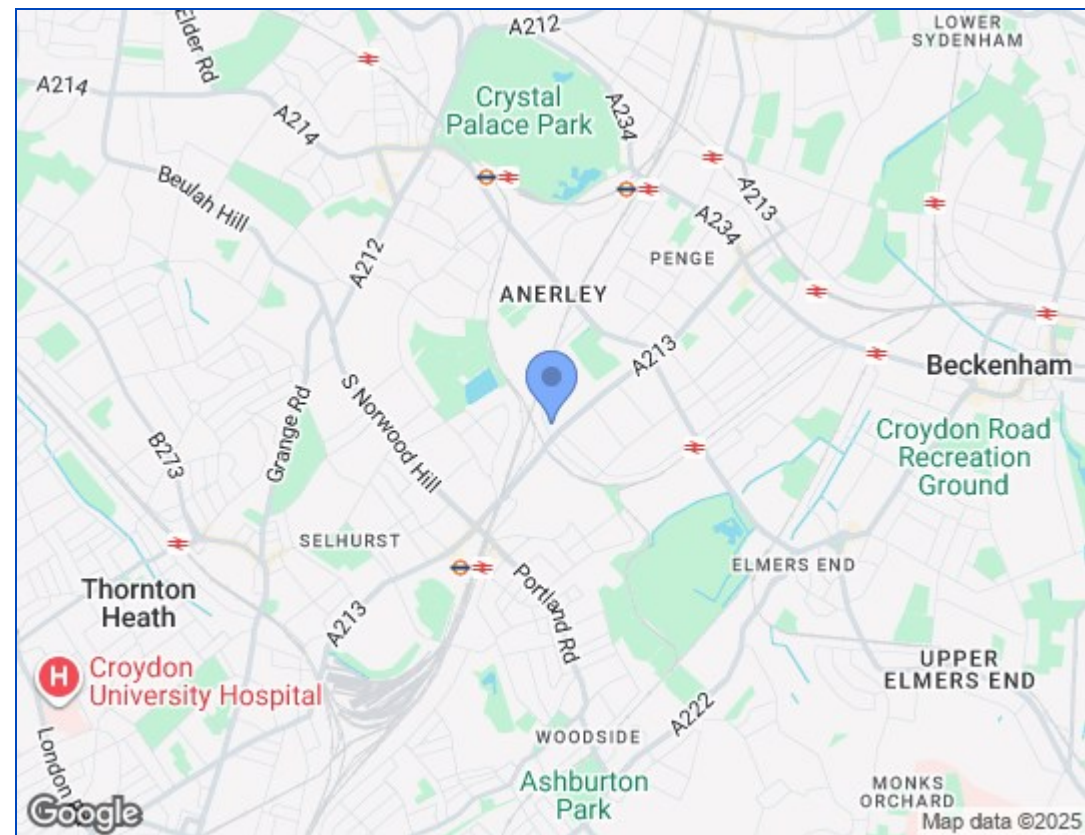
APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT / 48 SQM

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.

Hayleigh Gardens

ref: 220735

photoplan



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