



**Samos Road, Anerley**

Asking Price £750,000



## Property Summary

Propertyworld is delighted to present this idyllic family home — a true paradise for gardeners, entertainers, and sun lovers alike. Set on an impressive plot with additional land to the rear, this exceptional property offers endless potential to create something truly special.

Boasting outstanding kerb appeal, this charming home immediately impresses from the moment you arrive. Beautifully maintained and filled with natural light throughout, it offers spacious and versatile accommodation perfectly suited to the modern growing family.

Currently arranged as three bedrooms and two bathrooms over two floors, the property was previously configured as four bedrooms, offering flexibility for future owners. A welcoming wide entrance hall leads to a generous front reception room, while to the rear you'll find a substantial dining room both boasting gorgeous wood floors to an open-plan fitted kitchen — ideal for both everyday living and entertaining

The undeniable centrepiece of the home is the stunning glazed conservatory, providing uninterrupted views across the spectacular rear garden. This picturesque outdoor space features a freshwater pond and an abundance of greenery, creating a peaceful retreat rarely found. Beyond the main garden lies additional land bursting with opportunity — whether for allotments, a swimming pool, home office, studio, or further landscaping, the possibilities are endless.

To the front, the property benefits from ample off-street parking and pedestrian access. Ideally located on a sought-after residential road, the home is within easy reach of local shops and excellent transport links via three mainline stations: Norwood Junction, Birkbeck, and Anerley, along with tram connections to Croydon and Wimbledon. Families will also appreciate the close proximity to Stewart Fleming Primary School, currently rated Outstanding by Ofsted.

Rarely available and offering huge potential, this bright, airy, and characterful home is one not to be missed

## Property Summary

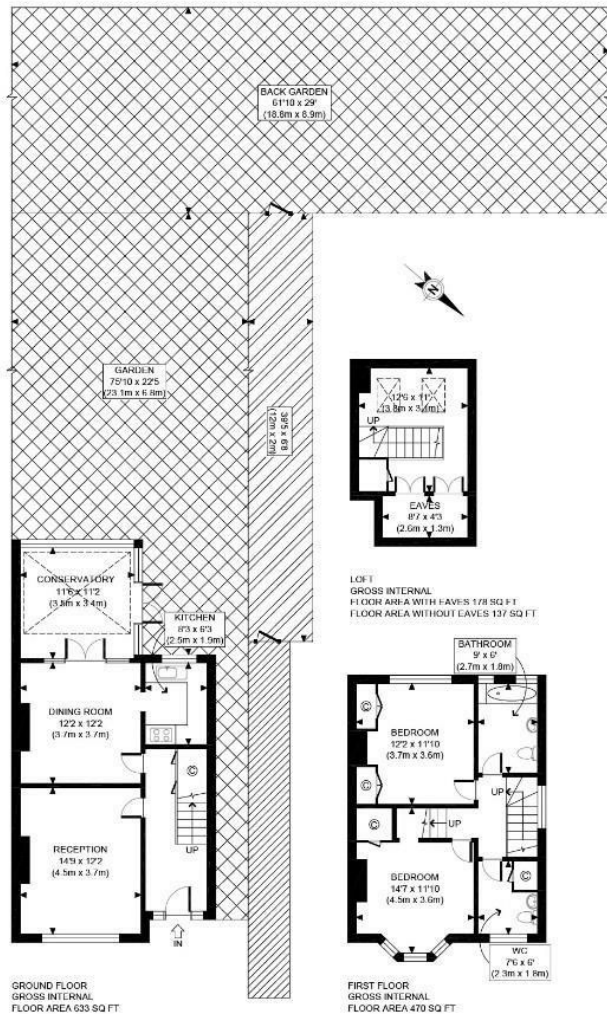
- Three/four bedrooms
- Semi-detached Family Home
- Beautifully presented throughout
- Large rooms
- One/two Bathrooms, W/c
- Stunning garden and Conservatory with extensive additional land to rear
- Ample off road parking
- Freehold Tenure
- Council Tax Band D
- Epc rated D

## Our Vendor Loves...

A wonderfully happy and deeply cherished family home for the past 28 years, filled with warmth, love, and countless treasured memories. The garden has always been my favourite “room” of the house — a peaceful sanctuary with a beautifully pretty outlook that brings a true sense of calm and relaxation throughout the seasons. It has been the perfect setting for family life and for raising our four children, creating so many special moments that will always hold a place in our hearts.

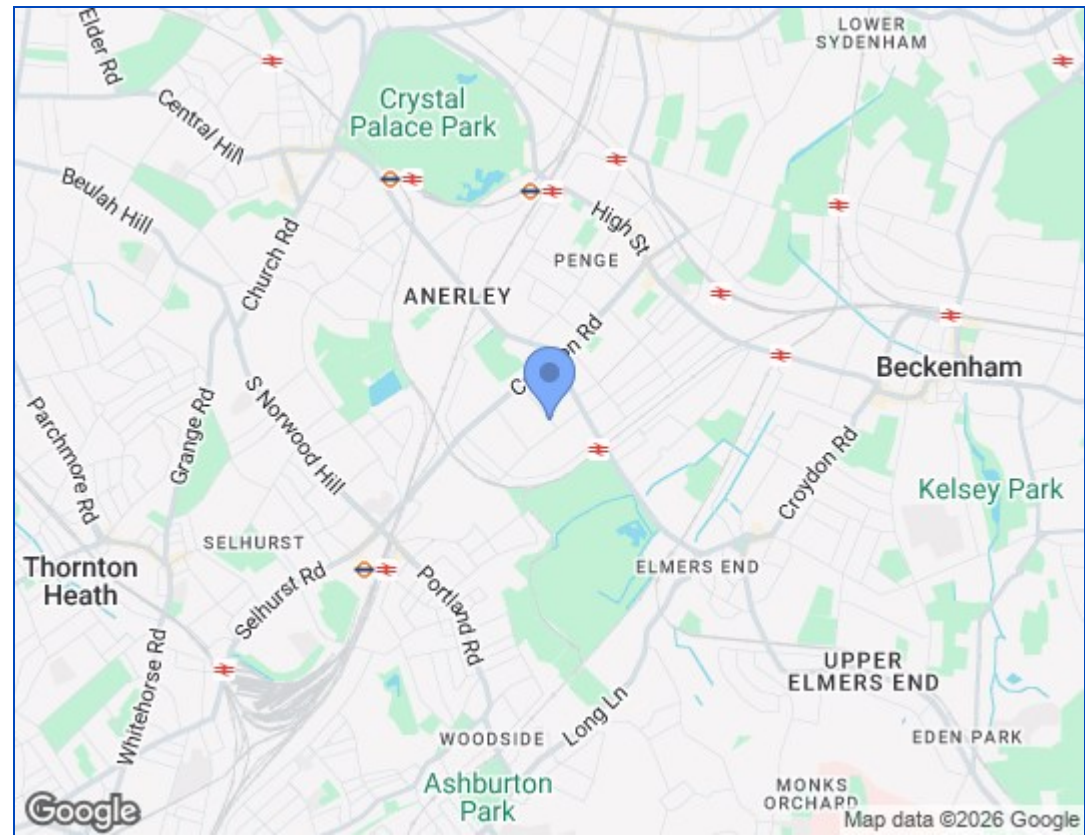






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1281 SQ FT / 119 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1240 SQ FT / 115 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation.

Samios road  
 130526  
 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		61	76
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

