



1 Samos Road London, SE20 7UQ

Asking Price £1,000,000

A substantial and beautifully proportioned five-bedroom semi-detached family home positioned on a sought-after residential road in Anerley, SE20, moments from excellent transport links, popular local schools and green open spaces.

Offering over 2,180 sq ft of internal space, this impressive property is ideal for growing families looking for generous living accommodation, a large garden and convenient access into Central London.

The ground floor comprises a welcoming entrance hall, two spacious reception rooms including a large bay-fronted lounge, and a superb open-plan kitchen/dining room to the rear, perfect for modern family living and entertaining. The kitchen enjoys direct access onto a substantial 70ft private rear garden, creating excellent indoor-outdoor flow. A ground-floor shower room/WC adds further practicality.

To the first floor are four well-proportioned bedrooms and a family bathroom, while the second floor provides an additional double bedroom and access to loft storage, ideal as a principal suite, guest room or home office.

The property is exceptionally well positioned for commuters, with Anerley Station providing London Overground services, while Birkbeck Station offers both National Rail services into London Bridge and London Victoria as well as Tramlink connections. Elmers End Station also provides direct trains to London Bridge and London Victoria alongside Tramlink services connecting to East Croydon and Wimbledon. Crystal Palace Station is additionally within easy reach, offering further Overground and National Rail routes. Together, these excellent transport links provide convenient access into

FIVE BEDROOM SEMI-DETACHED FAMILY HOME

- APPROX. 2,182 SQ FT / 202.7 SQ M
- TWO LARGE RECEPTION ROOMS
- OPEN-PLAN KITCHEN / DINING ROOM
- GROUND FLOOR SHOWER ROOM
- 70FT REAR GARDEN
- OFF-STREET PARKING
- EXCELLENT TRANSPORT LINKS
- POTENTIAL TO EXTEND (STPP) AND FURTHER ENHANCE
- IDEAL LONG-TERM FAMILY HOME IN ESTABLISHED RESIDENTIAL LOCATION

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



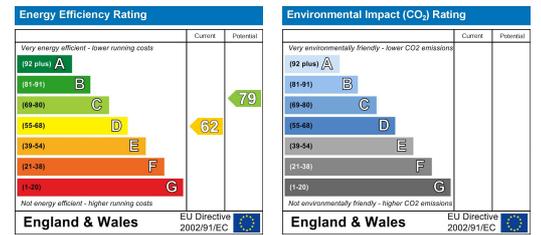
Floor Plan



Area Map



Energy Efficiency Graph



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.