



## Thornsett Place, Anerley

Asking Price £540,000



## Property Summary

Propertyworld is proud to present this three bedroom family home, that has been lovingly modernised over the years, thus creating three double bedrooms and a second reception room

Tucked away in quiet cul-de-sac, just off of a side road, give the impression of an almost small private road, offering catchment for Stewart Fleming Primary School with an Ostend rating of outstanding! For commuters, there are over ground Rail Stations a few minutes at Birkbeck and Anerley, as well as grocery express around the corner.

The Current Vendors have modernised this family home over the years and now offer to offer as follows: Upon entrance there is a long kitchen/diner with hand crafted units, with plenty of counter space, as well as room for table and chairs with a serving hatch to the main dining area. A large lounge flows gently into the dining area which is an extension of the house, flooding the room in natural light, as by the skylights and centred patio doors out over the garden - all this complimented with gorgeous dark wood fitted floors. Along the hall before the lounge, sits a guest w/c. There is also a laundry area and further access to the garage space with has been sealed water tight for storage.

Up on the first is a lavished and spacious four piece bathroom suite, w/c - incorporating a whirlpool bath, and set within soft coloured wall and floor tiles. All of three bedrooms are double in size (two of which come with integrated wardrobes) - perfect for a growing family. Outside the rear garden is proportional to the house offering a fair sized lawn with patio.

In our opinion this is a fantastic family home with NO ONWARD CHAIN AND READY FOR IMMEDIATE RESIDENCE!

Penge Sales  
020 8659 1005  
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## Property Summary

- THREE DOUBLE BEDROOMS
- Terraced Family Home
- Two reception rooms
- Kitchen/diner
- Laundry area
- Garage (currently storage)
- Double Glazed and Gas central heated
- NO ONWARD CHAIN
- Freehold
- Countil Tax band C

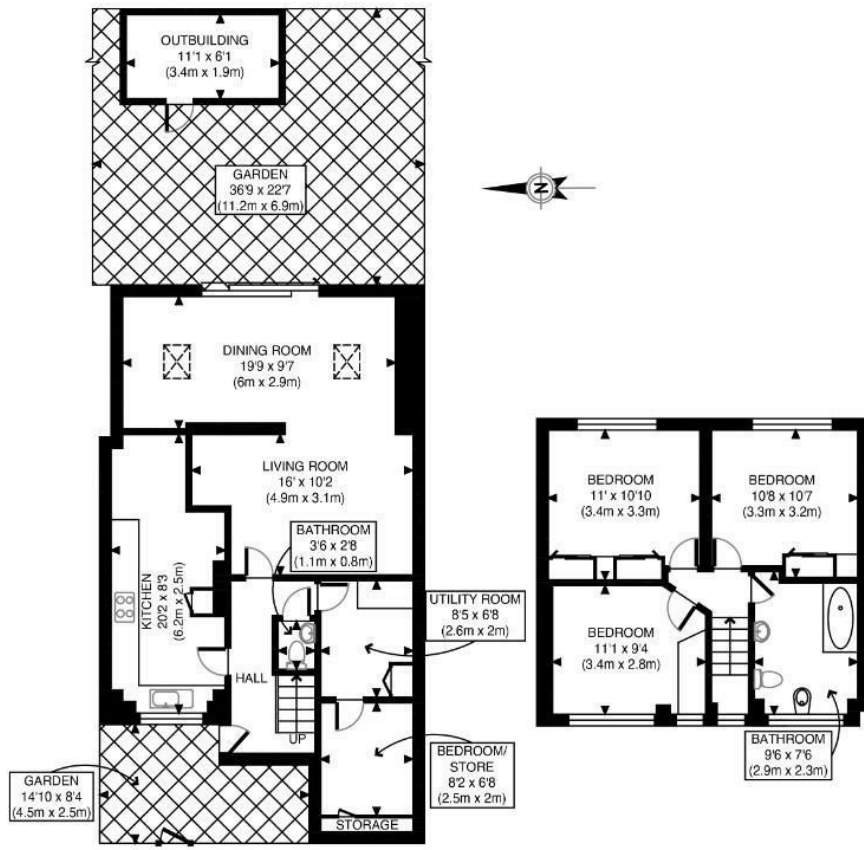
## Our Vendor Loves...

Having decided that we are going to retire in Portugal, we have decided to sell our family home.

We have created a luxurious, bright and upgraded living area and dining room. Great layout with 3 double bedrooms and a bonus toilet, laundry and storage room downstairs. It is perfectly located with fast transport links into central London both day and night, with over-ground, national rail and night bus services all nearby.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 726 SQ FT

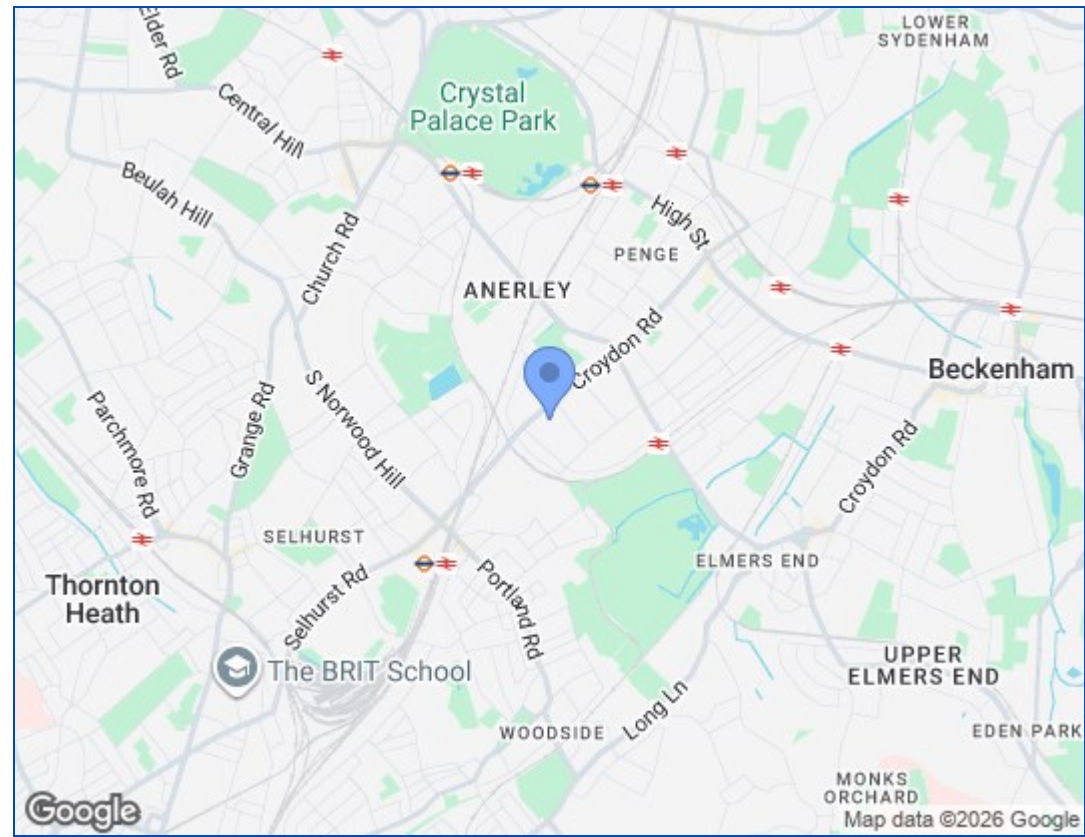
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 459 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE 1252 SQ FT / 116 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE 1185 SQ FT / 110 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

Thornsett Place

date: 26/10/23

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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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