Marlow Road, Anerley

Price Guide £525,000

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Property Summary

GUIDE PRICE £525,000 - £550,000

Propertyworld is delighted to present this pretty two double bedroom mid-terrace Victorian home, which has been thoughtfully refurbished and is offered to the market in excellent condition. Set on a quiet residential road with a strong community feel, this charming house represents a fantastic first-time purchase.

The property makes an immediate impression with its attractive frontage, featuring exposed original brickwork and patio front garden. Internally, the accommodation centres around a superb through reception room measuring over 22ft x 13ft, flooded with natural light from a large window and showcasing engineered wooden flooring, recessed shelving and built-in storage.

To the rear, the reception flows seamlessly into a long galley-style kitchen, which has benefited from a recent makeover and provides excellent storage and worktop space. Sliding glass patio doors open directly onto a pretty, well-maintained private rear garden, mainly laid to lawn with borders, raised beds, mature planting, evergreens for year-round interest and low-maintenance perennials. The garden fencing was replaced in 2019.

Upstairs are two genuine double bedrooms, including a generous principal bedroom with stripped wooden flooring and a beautifully restored original fireplace with tiled hearth, reflecting the period character retained elsewhere in the home. The modern family bathroom is fitted with a stylish white three-piece suite and was renewed in 2023. Additional improvements include a wool stair runner fitted in 2023 and a loft hatch providing access to an insulated and boarded loft space.

The property is ideally located within the Stuart Fleming catchment, an outstanding-rated school, and is just a short stroll from Birkbeck station in the heart of Anerley, offering excellent transport links. A range of green spaces are also easily accessible, including Betts Park, South Norwood Park and iconic Crystal Palace Park.

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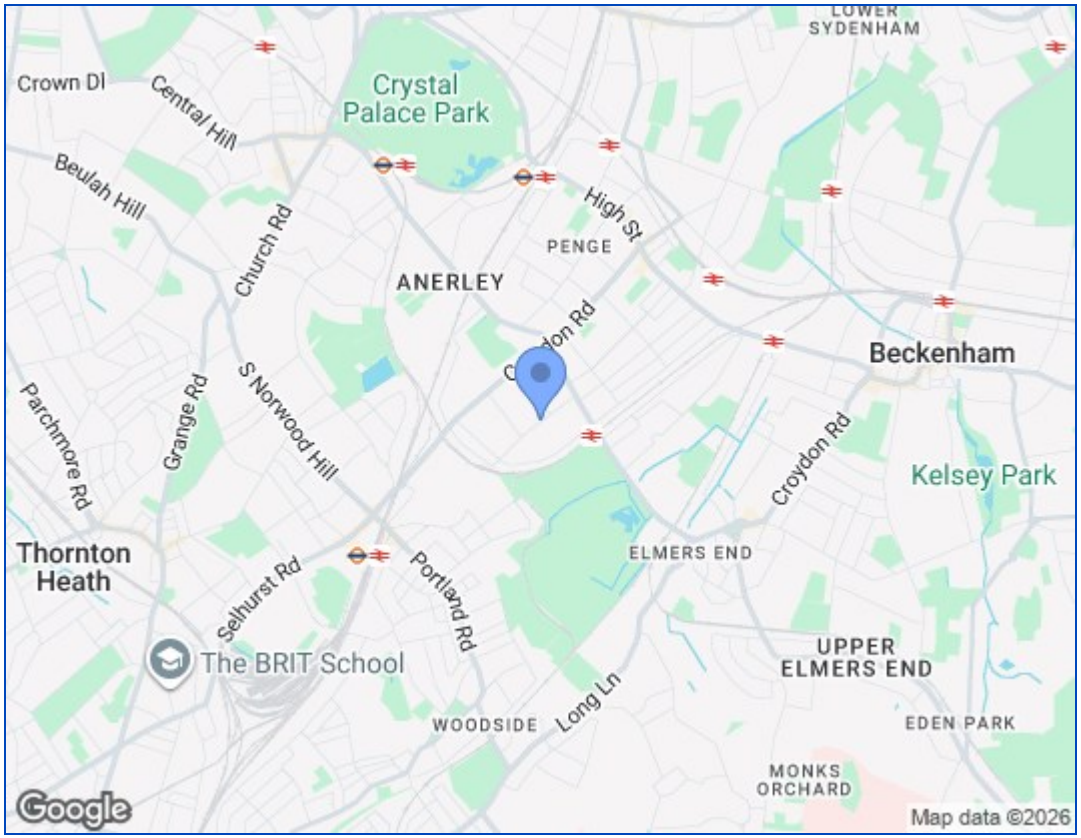
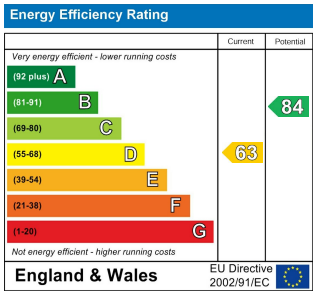
Property Summary

- Two double bedroom Victorian house
- Mid terrace
- Original brick frontage
- Huge through reception room
- Engineered wood flooring in reception
- Large galley style kitchen
- Pretty well maintained rear garden
- Period features including restored fireplace in main bedroom
- Stewart Fleming catchment area
- EPC Rating D - Council Tax Band C

Our Vendor Loves...

"We've loved our home since moving in back in 2018 and enjoyed putting our own stamp on it while respecting its original character. The first things we did were remove the pebbledash from the front to expose the original brickwork, restore the fireplace in the main bedroom and modernise the décor. The new bathroom was installed in 2023. Insulating and boarding the loft gave us a huge amount of extra storage space which was helpful with a growing family. Evergreens and perennials in the garden provide year-round interest while remaining low maintenance and the way the garden backs onto other gardens rather than houses means it is a very peaceful space and you feel like you're not in London. What's made living here special, though, is the wider area and sense of community. Neighbours on both sides are wonderful, and we've enjoyed getting to know them. We also have many friends on Marlow and the surrounding roads, due to the very close proximity to our children's 'Outstanding' school – Stewart Flemming. We are spoilt for choice with transport with several stations a max 15 min walk away (to London Bridge, London Charing Cross, London Victoria) plus the Tram and Windrush line. We're moving solely because we have outgrown the space as our children have grown; otherwise, this is a home we would happily have stayed in for many more years."





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