



Tremaine Road, Anerley

Guide Price £450,000



Property Summary

Guide Price £450,000 - £460,000

Propertyworld is delighted to present this charming two-bedroom ground-floor maisonette on sought-after Tremaine Road, Anerley. Offering its own private entrance, a beautiful 60ft rear garden and 848sq ft of well-proportioned accommodation, this characterful home is available with a Share of Freehold and no ground rent or service charges.

Beautifully maintained and thoughtfully improved by the current owners, the property combines period charm with modern practicality. The bright reception room features stripped wooden floors, original cornicing, bespoke shelving and large double-glazed sash windows overlooking the tree-lined street.

To the rear is a superb open-plan kitchen and dining room measuring close to 17ft x 12'11ft"approximatley, creating a wonderful space for both everyday living and entertaining. The contemporary L-shaped kitchen offers generous worktop space, excellent storage and a timeless finish.

Both bedrooms are comfortable doubles, with the principal bedroom enjoying views over the garden and a feature period fireplace. High-quality double-glazed sash windows throughout retain the property's character while improving comfort and energy efficiency. The bathroom is well presented, featuring a full-sized bath with shower over, tiled walls and natural ventilation.

Outside, a delightful patio area leads onto the impressive 60ft garden, offering mature planting and plenty of space to relax, entertain or further enhance.

The property enjoys excellent transport connections, with Anerley, Birkbeck, Norwood Junction and Elmers End stations all within easy reach, providing rail, Overground and tram links across London. South Norwood Country Park and Crystal Palace Park are both nearby, while the vibrant Crystal Palace Triangle offers an array of independent cafés, restaurants, wine bars, shops, galleries and an Everyman Cinema.

A wonderful home offering character, space and a superb lifestyle in a sought after location.

Penge Sales
020 8659 1005

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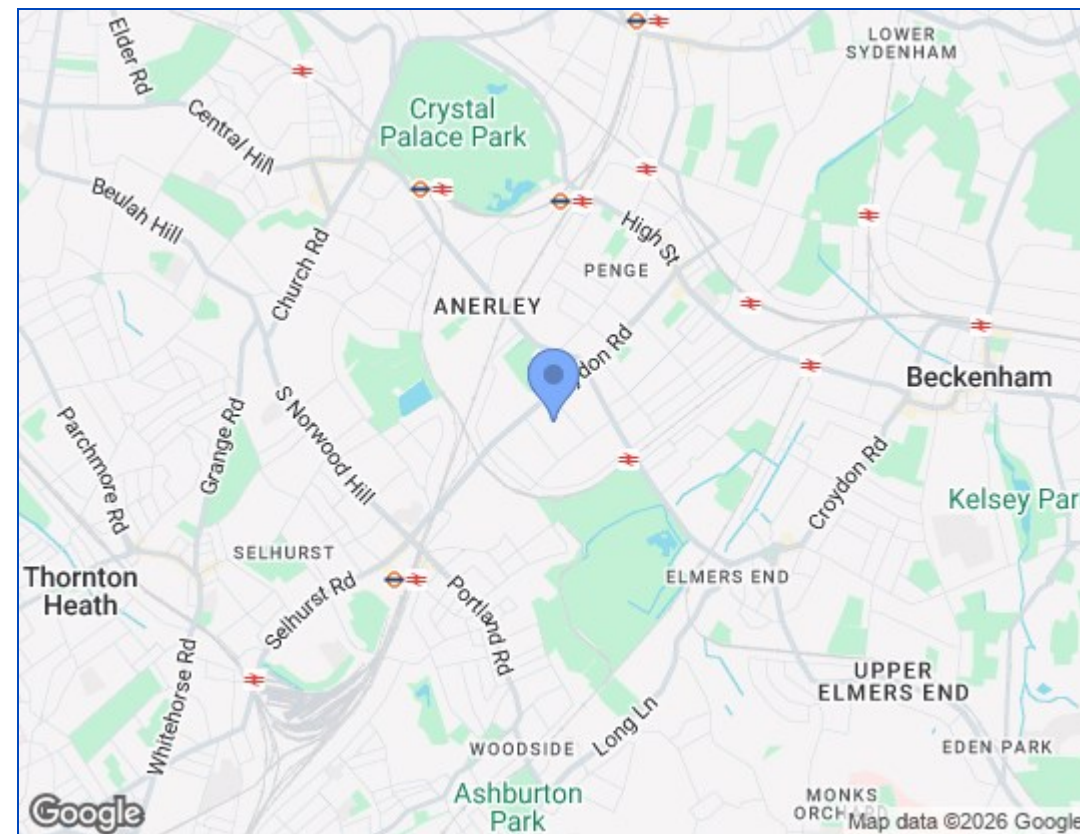
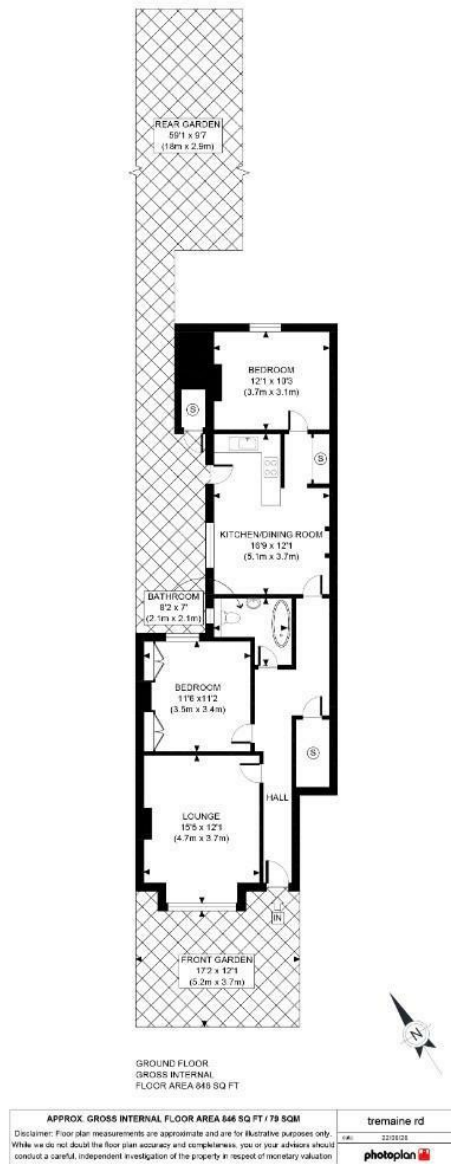
- Two Bedrooms
- Victorian Maisonette
- Beautifully presented lounge
- High ceilings
- Gorgeous kitchen/diner
- Packed with period charm
- Own rear garden
- Shared freehold Tenure
- Council Tax Band C
- Epc rated C

Our Vendor Loves...

We fell in love with Tremaine Road from the day we moved in and have been welcomed into a wonderful local community — from helpful neighbours to Summer street parties. The location offers multiple connections to London via trains and overground, while still allowing us to enjoy a green lifestyle thanks to the abundance of nearby parks and amenities, like Penge high street, Crystal Palace Park, and Alexandra Nurseries. We have enjoyed comfortable living space and ample storage in this home, which offers a smooth flow and various areas for hosting gatherings, individual peaceful time, Summer BBQs, and picking apples in Autumn. We had a vision into restoring its charming period character and a lively garden, and we sincerely hope the next owners will enjoy this beautiful home as we do.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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