



Cranleigh Close, Anerley

Asking Price £425,000



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Property Summary

Tucked away at the very end of a quiet close of similar homes, this spacious ground floor maisonette is a true hidden gem. Boasting private gardens to both the front and rear, the property offers a rare sense of seclusion and outdoor space, seldom found in properties of this kind.

Set within a peaceful cul-de-sac, the home is ideally located just moments from the sought-after Crystal Palace Triangle, with excellent transport links nearby including Anerley, Crystal Palace, and Norwood Junction stations, making commuting into London and beyond both convenient and efficient.

Built in the late 1950s, the property offers a flexible layout with three bedrooms, or alternatively two bedrooms and two reception rooms, depending on your lifestyle needs.

Upon entering, the accommodation unfolds with a welcoming hallway leading to a generous principal bedroom at the front, beautifully enhanced by a striking bay window that floods the room with natural light. Further along, a practical and fully functional utility room provides a dedicated space for laundry, while opposite sits a well-proportioned second bedroom.

To the rear of the property, a beautifully presented lounge offers a warm and inviting space to relax, complete with a feature fireplace and full-width doors and windows that open onto a stunning leafy garden -ideal for indoor and outdoor living. The third bedroom, also a comfortable double, is positioned quietly at the back of the home.

The kitchen is stylishly finished with glossy cream units and contrasting solid granite, speckled worktops, complemented by both a window and a partly glazed door to side. The bathroom is well-appointed with a modern three-piece suite, including a bath with overhead shower, vanity basin with storage, and tasteful tiling set against calming earthy tones.

Outside, the rear garden is a true highlight—featuring a charming stone patio that leads up to a raised pathway bordered by attractive flower beds, extending to the very rear.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

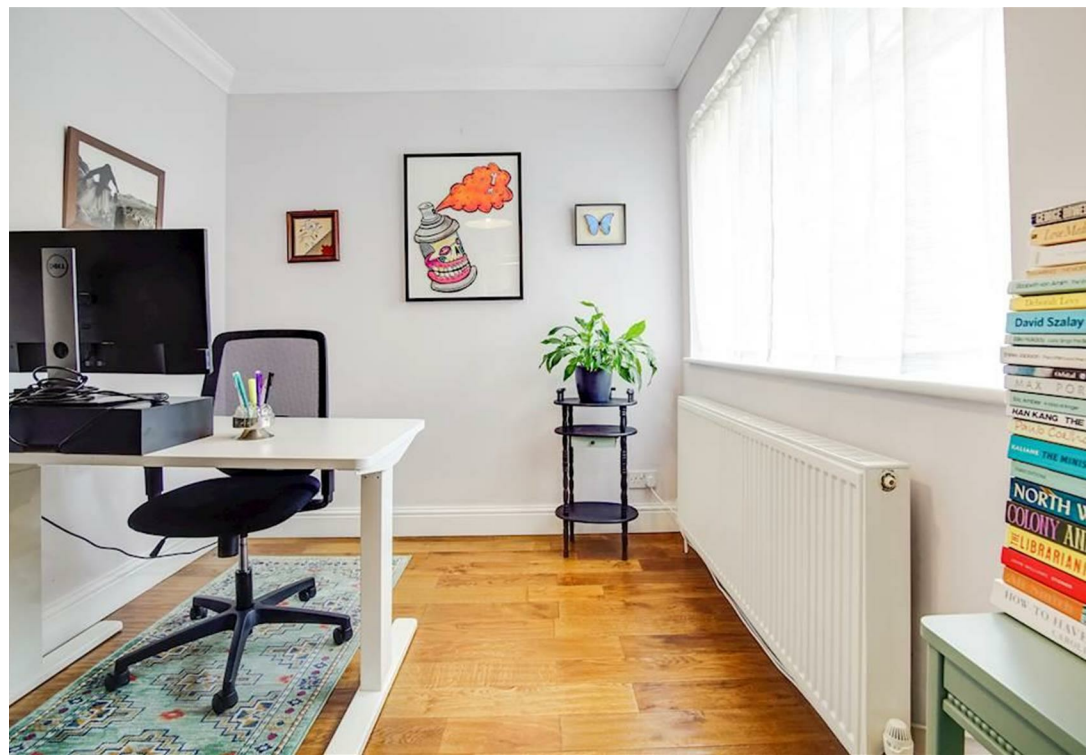
- Three Bedrooms
- Garden Maisonette
- Own private gardens to front and rear
- Beautifully presented throughout
- Own front door
- Double glazed and gas central heated
- Cul-de-sac location
- Leasehold tenure with long lease
- Epc rated C
- Council tax band C

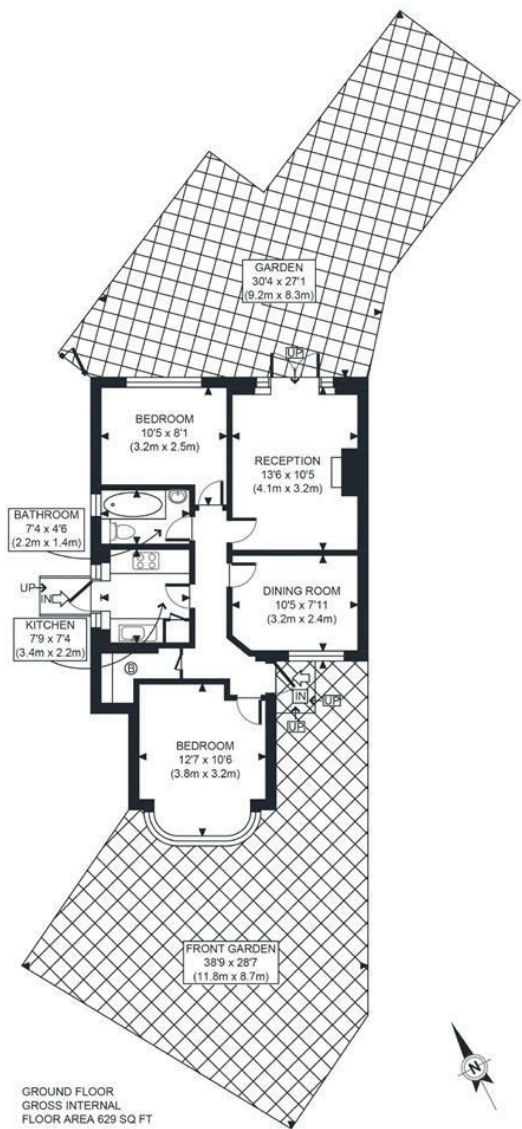
Our Vendor Loves...

What I love most about living here is how green and peaceful it feels. Tucked away on a quiet cul-de-sac surrounded by greenery, it's often so calm you can only hear birdsong. The area has a wonderful sense of community, with lovely neighbours who all know each other.

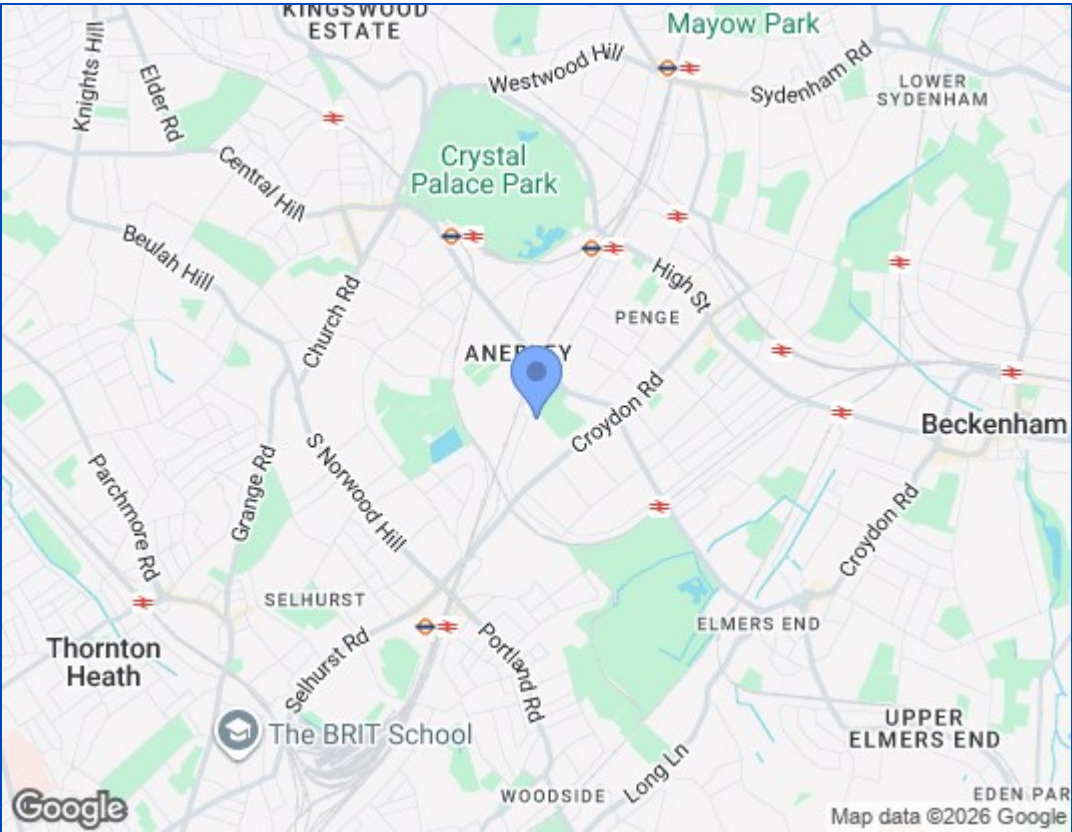
The location is also brilliant with excellent train connections and Brett Park has so many amenities including a running track. Crystal Palace is just a 20-minute walk away with independent shops, weekend markets, and the Everyman cinema. Sydenham and Penge High Streets are close by as well as a huge Aldi. Above all I love how bright, airy, well laid out and maintained the house is.







APPROX. GROSS INTERNAL FLOOR AREA 629 SQ FT / 58 SQM	Cranleigh Close
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	date: 09/09/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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