



11, Ashleigh Road, Anerley, SE20 7YW
Guide Price £600,000 Freehold

MAP



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 85 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

This end terrace house has a double garage at rear and two parking spaces; it has three bedrooms, a through lounge/diner plus a conservatory; fitted kitchen, downstairs cloakroom/wc and an upstairs bathroom/wc. There is also a well kept rear garden.

It is ideally located being only third of a mile from Birkbeck Railway Station and Tram Stop; whilst Stewart Fleming Primary School is within a quarter mile. There are local shops and buses in Elmers End Road and the Tesco Superstore is about a mile walk.

FULL WALKTHROUGH VIDEO VIEWING AVAILABLE - PLEASE RING TO REQUEST THE LINK - NB This is not the brief slide show clip shown on the web.



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A lovely three bedroom end terrace house ideally located in a popular road close to Birkbeck Station & Tram Stop. Stewart Fleming Primary School is within a quarter of a mile and there are local shops and buses in Elmers End Road. Tesco Superstore is a mile walk. On the ground floor there is a through lounge/diner, conservatory leading out to the rear garden, fitted kitchen, and cloakroom/WC. Whilst to the first floor there are three bedrooms and a bathroom/WC. It has double glazed windows and doors and gas fired central heating.

RECESSED ENTRANCE PORCH

Part double glazed with stain glass insert door to front, double glazed window to front, coach light.

ENTRANCE HALL

Coved ceiling, understairs storage cupboards, radiator, fitted carpet.



LOBBY

Double glazed window to front, cloaks area, wood effect flooring.

CLOAKROOM/WC

Recessed spot lights to coved ceiling, wash hand basin with tiled splash back, low level WC, fitted carpet.

OPEN PLAN LOUNGE/DINING ROOM 27'4 x 10'1 (widening to 13'1)

LOUNGE AREA:
Double glazed window to front, coved ceiling, feature fireplace with electric coal effect fire, radiator, fitted carpet.

DINING AREA:
Double glazed French doors to rear leading out to conservatory, radiator, fitted carpet.

CONSERVATORY 11'1 x 7'7

Double glazed windows to rear and side, double glazed patio doors leading out to rear garden, wood effect flooring.

KITCHEN 8'8 x 7'10

Double glazed window to rear, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap inset in worktop, four ring gas hob with concealed hood over, double gas oven, space for washing machine, slimline dishwasher and fridge, part tiled walls. Doorway to:

LOBBY

Space for 'fridge/freezer with cupboard over, double glazed door to rear garden.

STAIRS TO FIRST FLOOR

Opaque double glazed window to side, fitted carpet.

LANDING

Coved ceiling, access to loft, fitted carpet.

BEDROOM ONE 15'1 x 9'11

Double glazed window to front, coved ceiling, range of fitted wardrobes to one wall, eaves storage cupboard, radiator, fitted carpet.



BEDROOM TWO 11'6 x 11'2

Double glazed window to rear, coved ceiling, double fitted wardrobe to one alcove, double airing cupboard housing insulated hot water tank, fitted carpet.

BEDROOM THREE 8'5 x 8'1

Double glazed window to front, coved ceiling, radiator, fitted carpet.

BATHROOM/WC

Double glazed opaque window to rear, recessed spot lights to ceiling,, panelled bath with shower/mixer attachment and electric shower unit over, wash hand basin inset in vanity unit, concealed cistern low level WC, radiator, storage cupboards, fully tiled walls, fitted carpet.

OUTSIDE

REAR GARDEN 50' approx

Mainly laid to lawn with flower borders, brick style patio with brick built barbecue, pedestrian side access with gate., paved pathway leading to further patio with greenhouse/toolshed and access to garage,



DETACHED GARAGE 22'0 x 17'3

Located to rear of garden. Vehicular access via access road to side of property. Electrically operated up and over door, power and light, double glazed windows and door from rear garden.

FRONTAGE

Block paved off street parking for 2 cars.

COUNCIL TAX D

EPC RATING D



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