



Warwick Road, Anerley

Offers In Excess Of £775,000



Property Summary

Propertyworld proudly presents a house that can really cater for a growing family. Stunning presentation, yet practical in every sense, thus lovingly modernised over the years.

To summarise, there's an enclosed porch upon entrance into a wide hallway, that seems like it stretches over almost to the rear of the property - as far as you can see. However, there's a large lounge, sitting at the front of the front of the house, which feels separate to the rest of the house - set in soft tones and a fireplace to feature. The rear of this home is the hub of the house, boasting a huge luxury fitted kitchen/diner - flooded in natural light and a range of integrated appliances - even two eye-level ovens! additional room for chairs and tables. All of this looks out onto a beautifully tended garden with the a large separate, fully airconditioned, full power and Wi-Fi home office/lounge/gym!

Upstairs there are three bright and spacious bedrooms, one with a range of floor-to-ceiling wardrobes, housing hanging rails and shelves and drawers and a luxurious bathroom with a fitted eye catching, contemporary three-piece suite, a separate shower cubicle, and stunning feature wall tiles for splashback

Up on the second floor, sits another large bedroom, oozing comfort and tranquility, along with a spacious three-piece ensuite, including a large walk-in shower.

Outside to the front is one of the pretty front garden along the street, to the rear is an even prettier garden with a range of shrub and flower borders. The home office is the real wow factor of this family home and something to relish, for sure.

Lovingly modernised to a high, luxurious specification, this home is perfectly situated for train links from THREE MAINLINE STATIONS - BIRBECK, ANERLEY and ELMERS END - not forgetting the Tram link to Beckenham, Croydon and Wimbledon.

For young children, Stewart Fleming Primary school which has a current ofsted rating of Outstanding, is minutes walk away.

Penge Sales
020 8659 1005
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Property Summary

- Four bedrooms
- High Spec, Stunning Family Home
- Superior Home office/Gym/lounge - air conditioned
- Two bathrooms, w/c plus Guest W/c to ground floor
- Luxury Kitchen/Diner
- Whole house water softener with cold water filter to kitchen
- Gas central heated and Double glazed
- Freehold Tenure
- Council Tax band E
- Epc rated C

Our Vendor Loves...

Having lived here at No.21 for many years we think of this as a welcoming home rather than just a house. Our family have grown up here and attended the local schools, with many familiar faces amongst the neighbours and local passers by making it a close community. Changes we've made to our home, especially the kitchen/diner, has made this a very social place for family and friends. Working in central London is a very straight forward commute with several local mainline stations giving different destination options. Now it is our time to move to pastures new and only wish we could take our lovely home with us







SECOND FLOOR
GROSS INTERNAL FLOOR AREA WITH EAVES 473 SQ FT
FLOOR AREA WITHOUT EAVES 352 SQ FT

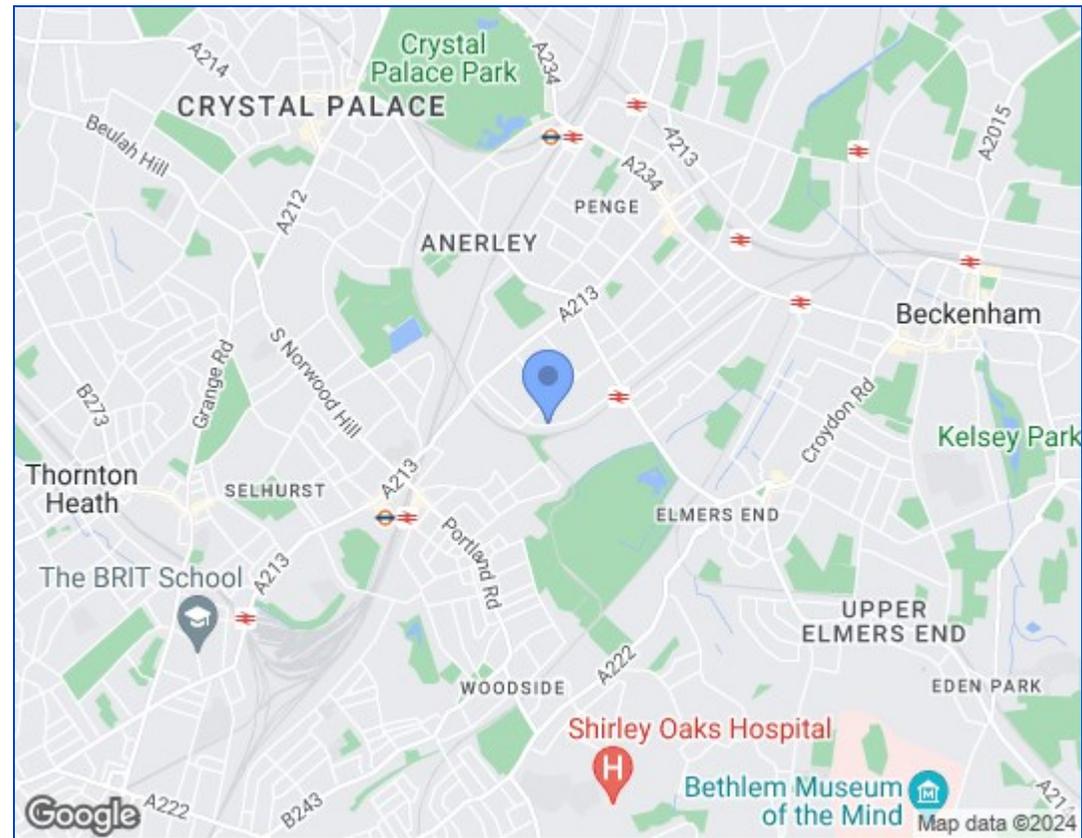
FIRST FLOOR
GROSS INTERNAL FLOOR AREA 522 SQ FT

GROUND FLOOR
GROSS INTERNAL FLOOR AREA 730 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/ GARDEN OFFICE ROOM 2030 SQ FT / 189 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/ GARDEN OFFICE ROOM 1864 SQ FT / 171 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

Warwick Road
076024
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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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