



## Warwick Road, Penge

Offers In Excess Of £600,000



## Property Summary

Propertyworld is delighted to present this charming three-bedroom end of terrace house on the sought after Warwick Road, Anerley. Beautifully extended to the rear, this family home offers a perfect blend of period charm and modern living, with a spacious open-plan kitchen and dining area that is sure to impress.

The heart of the home is the shaker-style kitchen, thoughtfully designed with a breakfast bar, integrated appliances, and ample storage. Large windows and patio doors flood the space with natural light, offering stunning views of the 50ft+ rear garden, a perfect setting for summer entertaining. A separate reception room provides a cosy retreat, while a downstairs WC adds practicality.

Upstairs, you'll find two generous double bedrooms, both featuring built-in wardrobes, along with a well-proportioned single bedroom. The loft offers excellent potential for conversion (STPP), giving you the flexibility to create additional living space if desired. The property is double glazed throughout.

Outside, there is off-street parking on the driveway, and the location is second to none. The house sits within catchment for the Outstanding-rated Stuart Fleming School, while South Norwood Country Park and other green spaces are just a short stroll away. Birkbeck train station is within easy reach, as well as Anerley station, trams, and multiple bus routes, ensuring excellent transport links.

A truly lovely family home in a fantastic location - an early viewing is highly recommended!

Please note, that all prospective purchasers wishing to view, must be in a current position to proceed or having nothing to sell, or be under offer.

**Penge Sales**  
**020 8659 1005**  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- The bedrooms
- Family Home
- Extended to the rear
- Gorgeous kitchen/diner
- Double glazing
- Gas central heated
- Sought after family area
- Freehold Tenure
- Epc Rated D
- Council Tax Band E

## Our Vendor Loves...

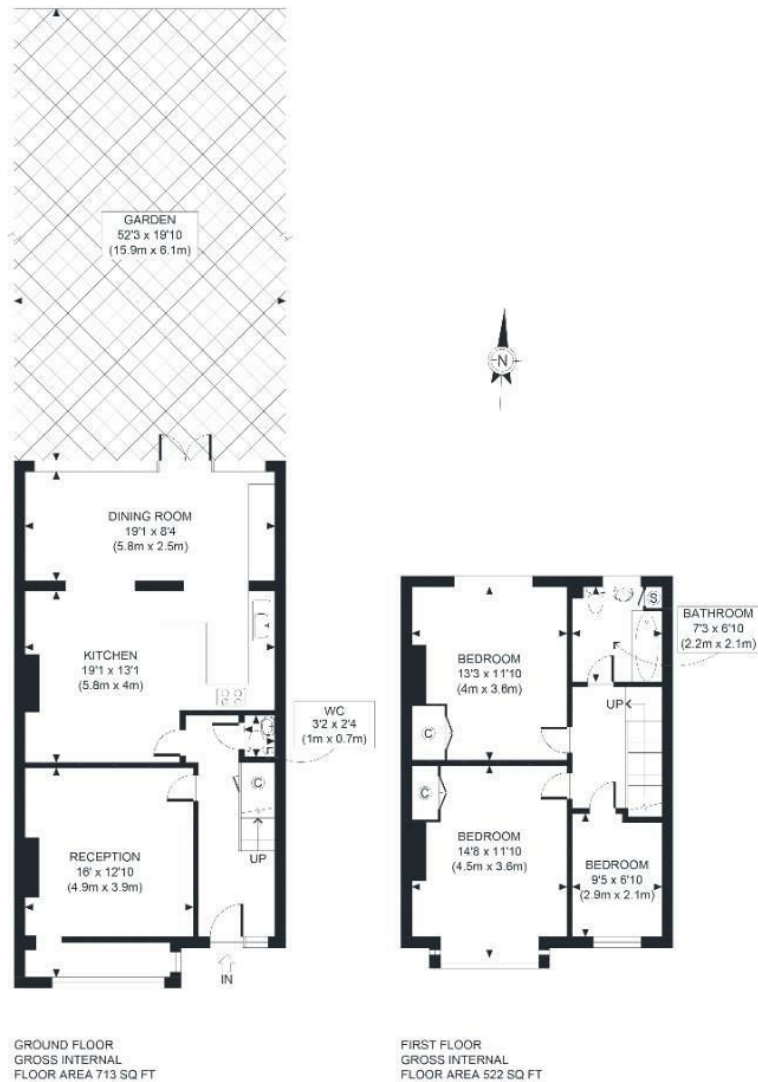
"We have loved everything about this house and we hope the new owners love it as much as we have!"











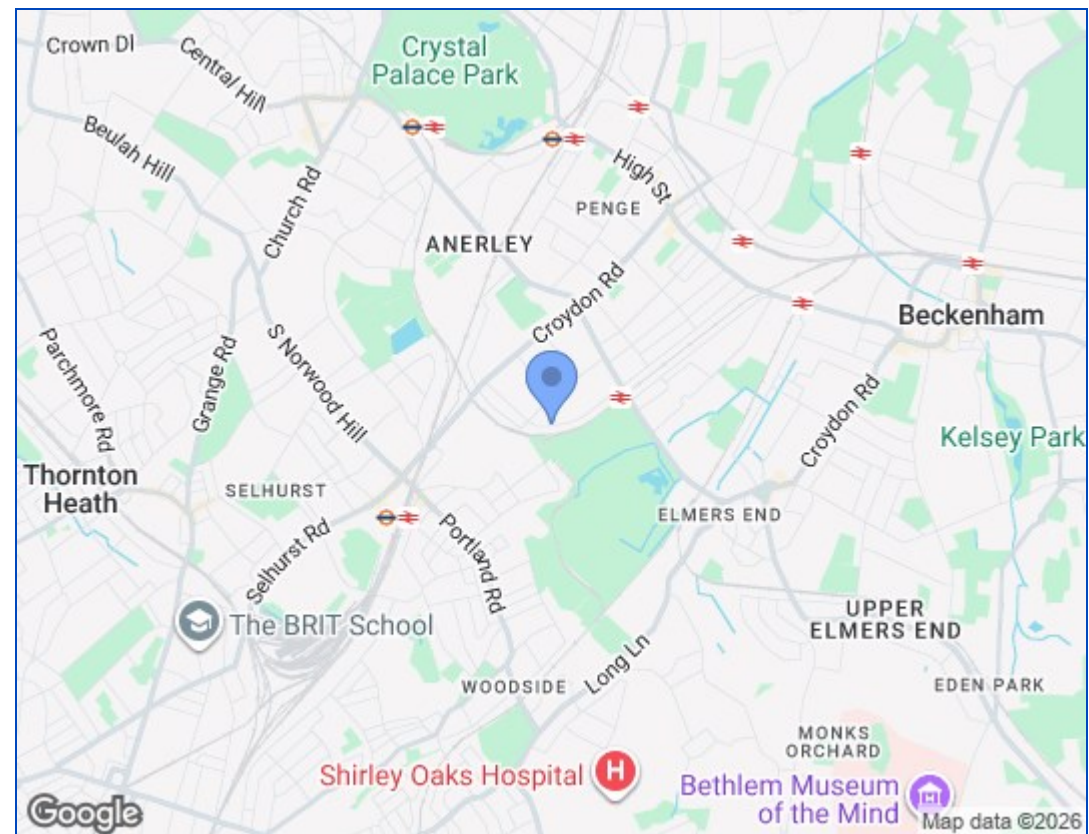
**APPROX. GROSS INTERNAL FLOOR AREA 1235 SQ FT / 115 SQM**

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**

Date: 31/01/25

**photoplan**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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