



**Warwick Road, Penge**

Offers In Excess Of £600,000



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**propertyworld**

## 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.

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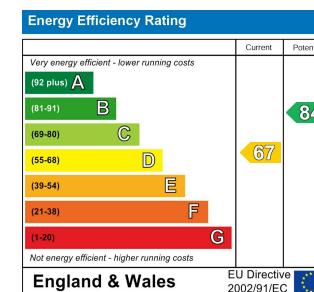
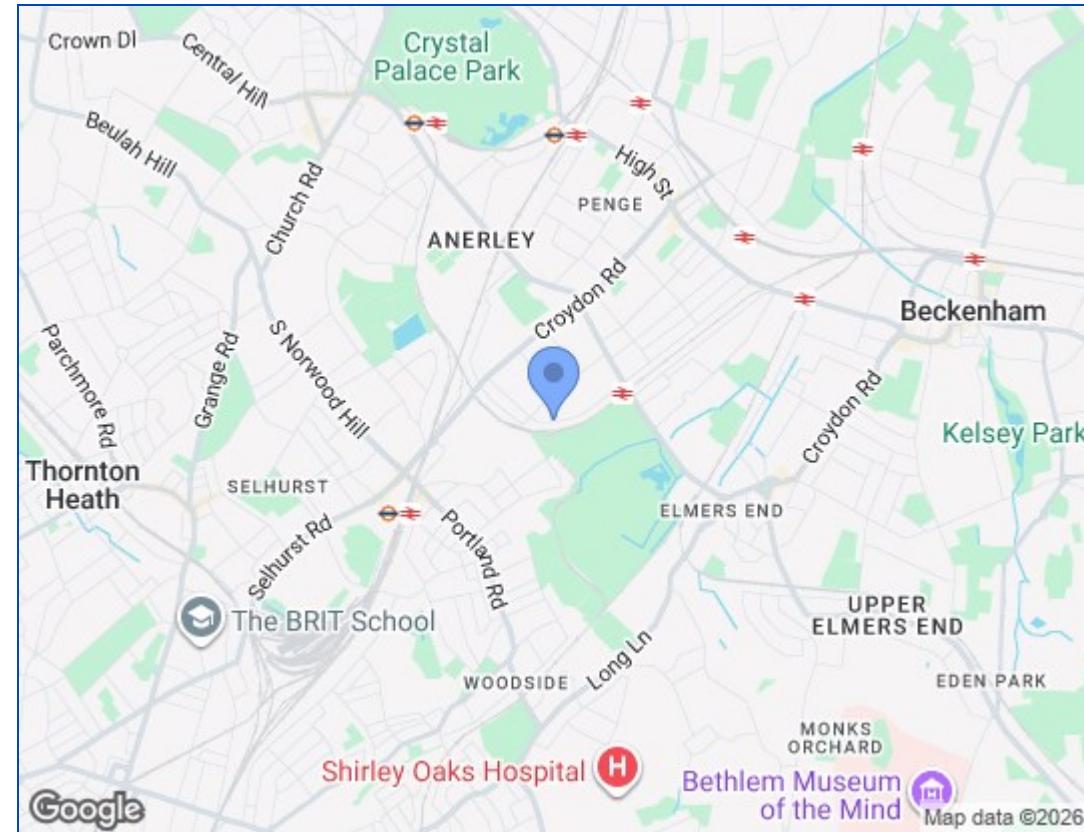
- The bedrooms
- Family Home
- Extended to the rear
- Gorgeous kitchen/diner
- Double glazing
- Gas central heated
- Sought after family area
- Freehold Tenure
- Epc Rated D
- Council Tax Band E

## Our Vendor Loves...

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







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The logo for Property World, featuring the word "property" in a blue, green, and red sans-serif font, and "world" in a white, outlined sans-serif font. To the right is a circular graphic divided into four quadrants: yellow (top), blue (bottom-left), red (bottom-right), and purple (top-right). The purple quadrant contains a stylized white house icon with a chimney and a pink flower.