



Warwick Road, Anerley

Guide Price £775,000



4



2



1



C



Property Summary

Guide Price Range £7775,000 - £800,000

Propertyworld presents a house that we truly believe you won't want to leave! Whether you are entertaining or just in with the family, this home really can cater for all.

To summarise, there's an enclosed porch upon entrance into a wide hallway, leading off into a bright and spacious lounge, looking out onto a pretty front garden. At the rear is a huge luxury fitted kitchen/diner, as well as an additional guest w/c. The kitchen also boasts a centred island with a semi circled surrounding range of matching ivory-coloured units with contrasting surface tops and just so much additional room for chairs and tables. All of this looks out onto an absolutely stunning garden with the Club house to rear, which we will come back to shortly.

Upstairs there are three bright and spacious bedrooms, two with a range of wardrobes, floor-to-ceiling high, housing rails, shelves and drawers and a luxurious, fitted eye catching, contemporary three piece suite, with a Shower-bath, and large feature wall tiles for splashback.

Up on the second floor, sits a beautiful Master bedroom, oozing comfort and tranquillity, along with a separate, monochrome three-piece shower room, W/c.

Outside to the front is one of the prettiest front garden along the street, whilst to the rear is an prettier garden with a range of high end ferns, amongst plants and shrubs, not forgetting a feature fish pond. THE CLUB HOUSE is the real wow factor of this family home with a fitted serving drinks bar, L shaped sofa, large wall mounted flat screen Tv – (not included) amazing for real entertaining all year round!

Lovingly modernised to a high, luxurious specification, this home is perfectly situated for train links from THREE MAINLINE STATIONS - NORWOOD JUNCTION, BIRBECK AND ANERLEY - not forgetting the Tram link to Corydon 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

www.propertyworlduk.net

Property Summary

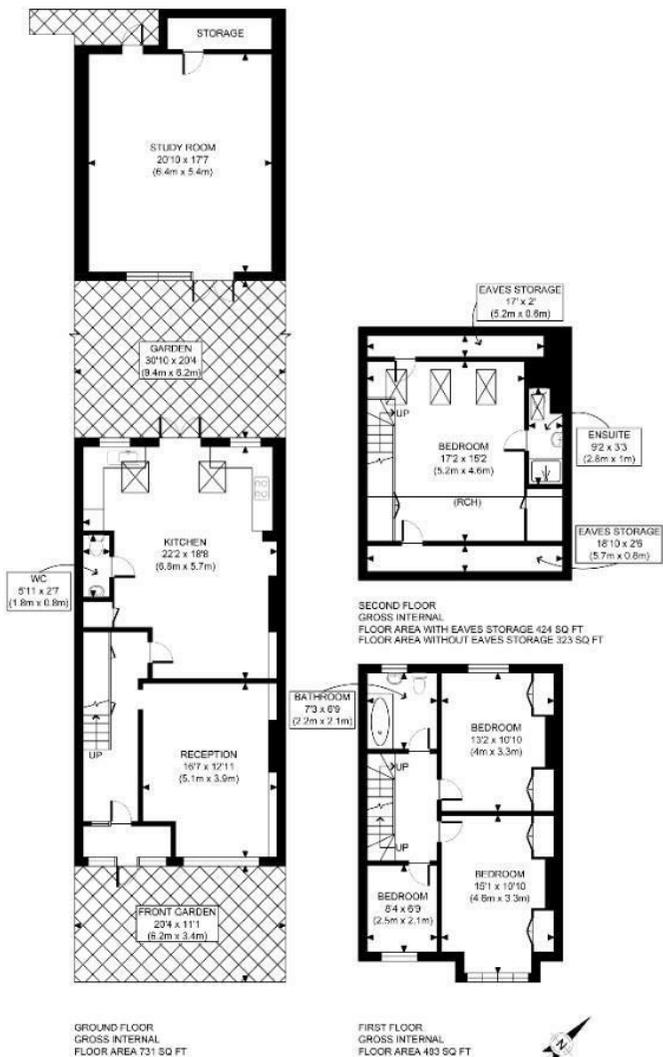
- Four bedrooms
- Extended kitchen/diner with centred island
- Master bedroom with en-suite shower room, W/c
- Stunning accommodation throughout
- Hi-spec and luxury finish
- Separate club house to rear
- Beautifully tendered front and rear gardens
- A rare find!
- Epc rating C
- Coucil tax band E

Our Vendor Loves...

We know that this home will be loved and appreciated by the the new owners, just as much as we have over the past years. The neighbours have become family, as much is the street. Everything is in house has been upgraded purely for creature comforts.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 731 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 424 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 323 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 493 SQ FT

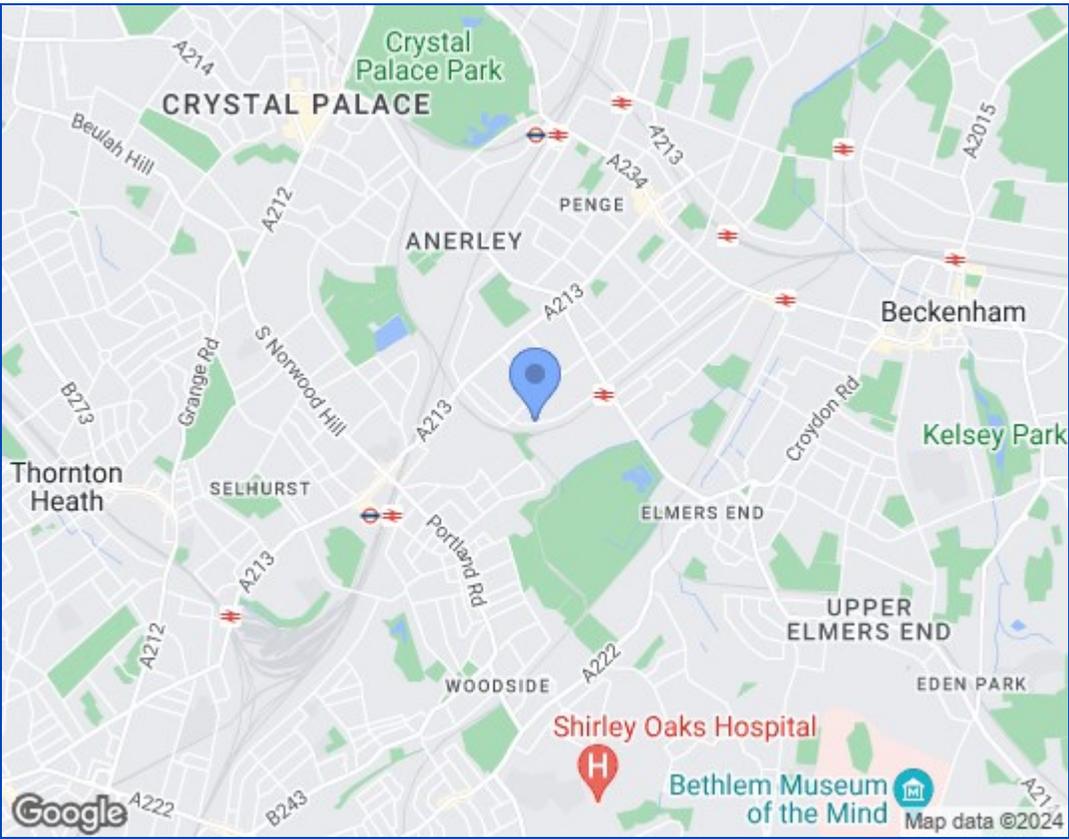
APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/OUT HOUSE 2648 SQ FT / 190 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/OUT HOUSE 1547 SQ FT / 144 SQM

WARKWICK ROAD

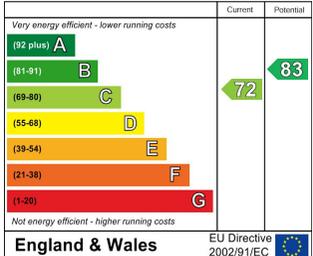
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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not audit the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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