



Wheathill Road, Anerley

Asking Price £850,000



4



2



2



C



Property Summary

Propertyworld is proud to offer this spacious, four bedroom, two reception, semi-detached, family home to the sales market. Combining modern day living and an abundance of space, the property offers versatile and practical living accommodation arranged over three floors. Ideal for any growing family, the house is offered with NO ONWARD CHAIN.

There are FOUR DOUBLE BEDROOMS, including the top floor bedroom featuring an en-suite bathroom. There are also two additional W/C'S in the property, located on different floors. You enter a large hallway with fitted wooden floors, which runs throughout much of the ground floor. There is also another door leading out onto a SEPARATE SINGLE STOREY SELF CONTAINED ROOM which can be used as a home office, complete with skylight windows. A gorgeous double reception room sits to the front of the house with a big bay window - as per the principal bedroom on the first floor. There is an "L SHAPED" MODERN FITTED KITCHEN with an extensive range of units, leads onto an additional reception area, allowing access to the rear garden.

On the first floor, there are three bedrooms and a family bathroom W/c, whilst upstairs on the top floor is a contemporary styled fourth bedroom, but this time featuring an en-suite and dual aspect. Outside to the front, parking is available for SEVERAL CARS. There is also a generous garden to the rear. The house also has solar heating panels which will ensure the energy costs are extremely low – particularly in the current climate.

Wheathill Road is a sought after road within walking distance of Birkbeck and Anerley train stations, numerous shops, restaurants, parks and good schools.

Call Propertyworld to view this truly amazing family home.

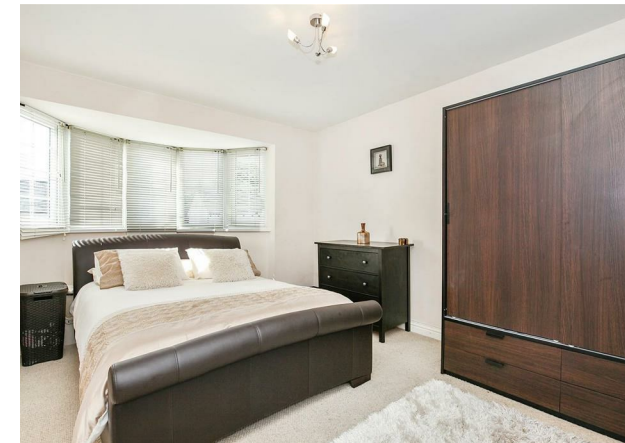
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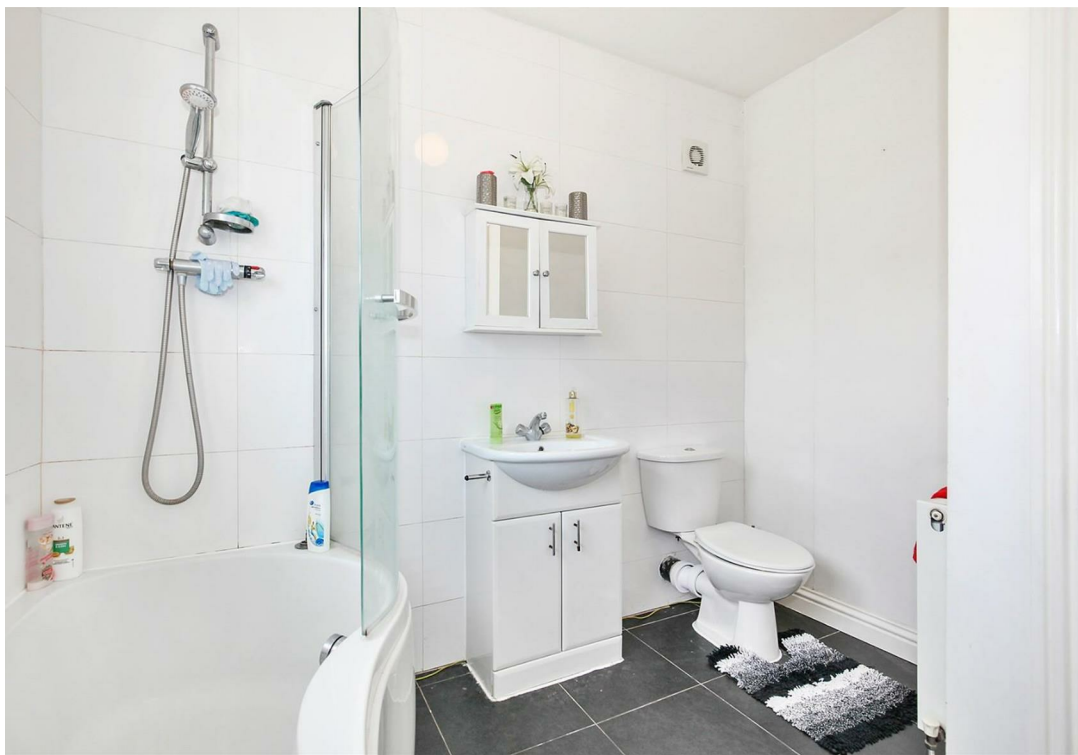
Property Summary

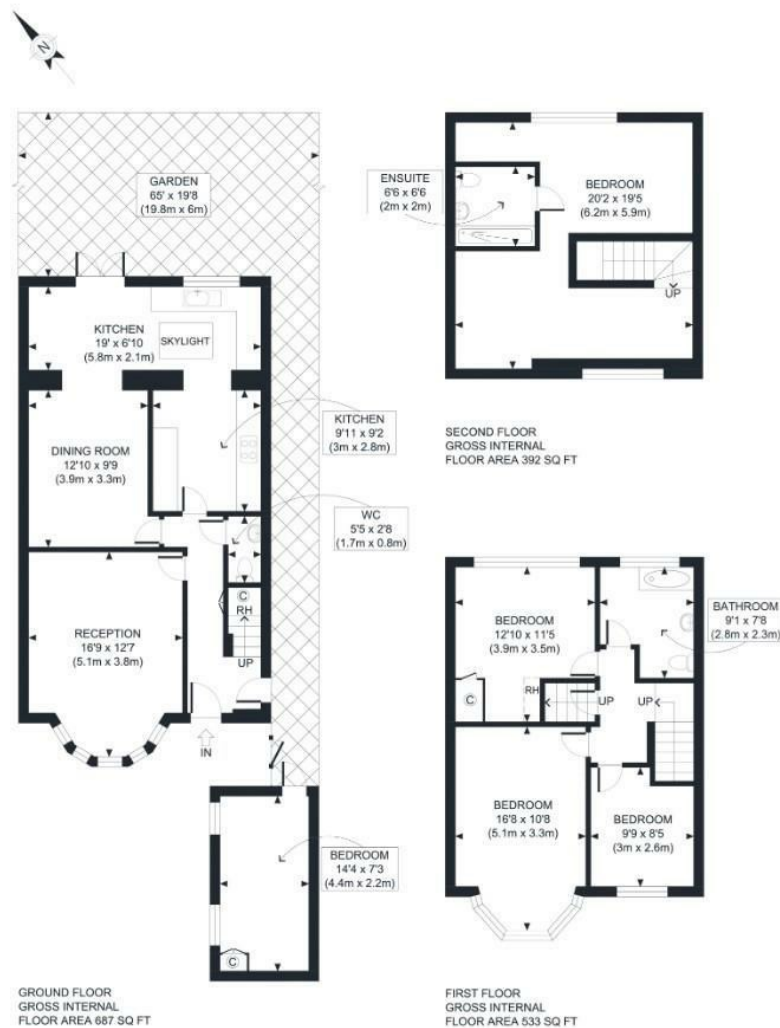
- Four bedroom house
- Semi detached
- Two reception rooms
- Two bathrooms
- Over three floors
- Solar panel heating
- Huge driveway
- Large garden
- No Chain
- EPC Rating C

Our Vendor Loves...

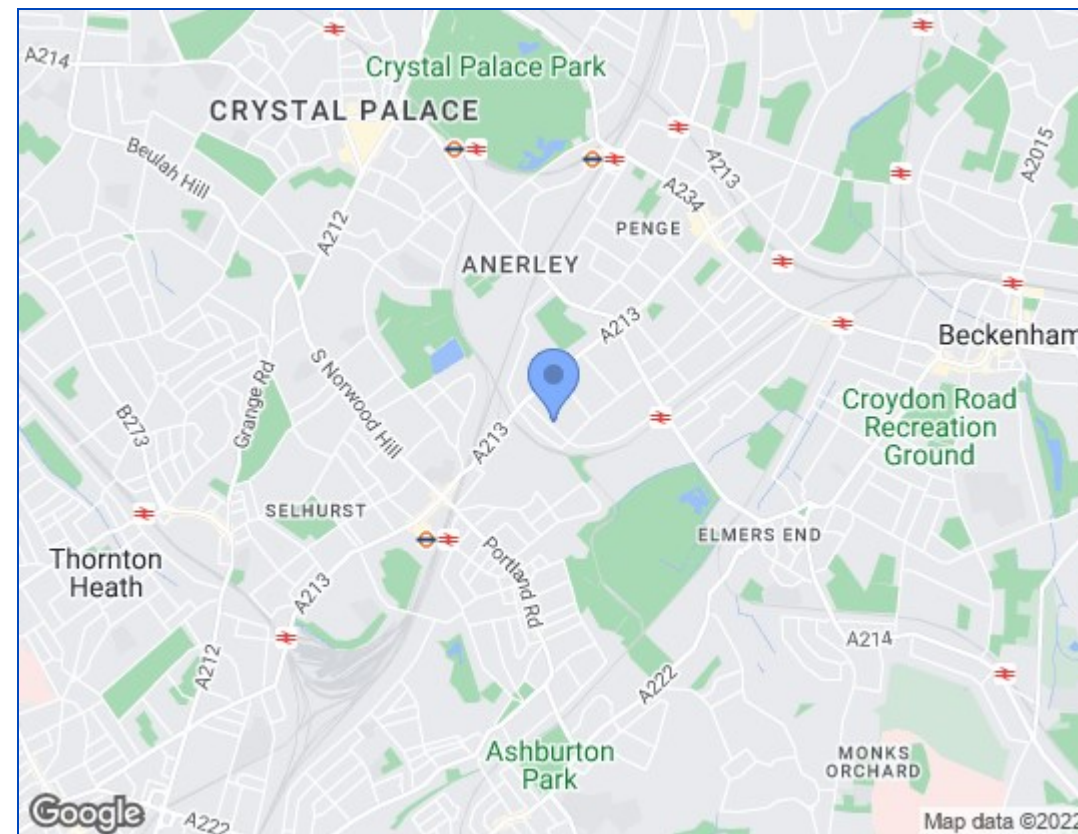
"This is a fantastic house for any large family, it's very bright and has so much space. We loved the annex room which we used as a bedroom from time to time for visitors. The kitchen and dining space was more than enough for the Sunday dinners round the table for the family. You are truly spoilt for space with this house, I will miss it"







APPROX. GROSS INTERNAL FLOOR AREA WITH OUTER BEDROOM 1716 SQ FT / 159 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTER BEDROOM 1612 SQ FT / 150 SQM
 Ref: Copyright **photoplan**
 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



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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