



Marlow Road, Anerley

Offers In Excess Of £700,000



4



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Property Summary

Propertyworld presents this four-bedroom family home the sales market. In our opinion, perfectly equipped for a growing family, this home is not to be missed!

Located on a residential street of similar properties, the house is ideally positioned for local shops, as well as 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 just a short walk away.

Inside, there is a wide hallway upon entrance, a guest W/c -including a shower cubicle!

There's large lounge to the front, with beautiful fitted wood floors (as flowing throughout most of the ground floor) whilst to the rear there is a fantastic centred kitchen area, with a mid standing centred island, complete with hob and canopy extracted hood over, to feature. The extended dining area then flows gently behind the kitchen, thus allowing plenty of space for table and chairs, as well an additional lounge area. All of this, looks over a beautifully presented garden - via the full aspect patio doors. And if that's not enough - there's the added bonus of home Office / Work shop at the very rear of the garden too.

Up on the first floor, there are three bright and spacious bedrooms and a family bathroom with boasting an oval bath with centred taps.

The top floor provides a beautiful Master bedroom with a flooded in natural light and complete separate, monochrome three-piece shower room, W/c with a range of storage cupboards. with en-suite shower rooms, W/c.

In our opinion, this is an ideal home for a growing family, set within a friendly, residential street and ready for immediate residence

Penge Sales

020 8659 1005

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Property Summary

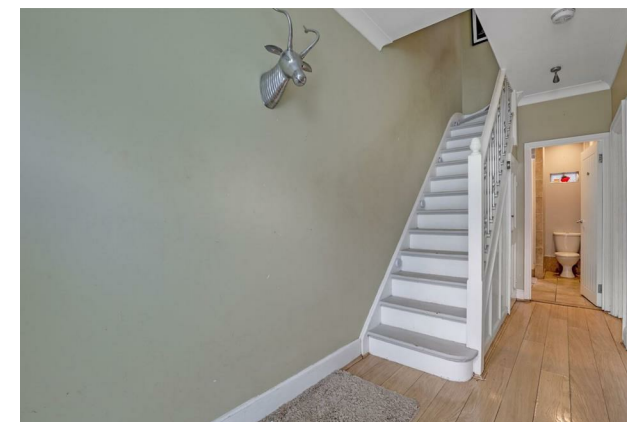
- 4 bedrooms
- Terraced family Home
- Master bedroom with en-suite
- Extended kitchen diner to rear
- Large lounge to front
- Bathrooms, w/c on all three floors.
- Double glazed and gas central heated
- Work shop/ home office to rear
- Council tax band D
- Epc rated D

Our Vendor Loves...

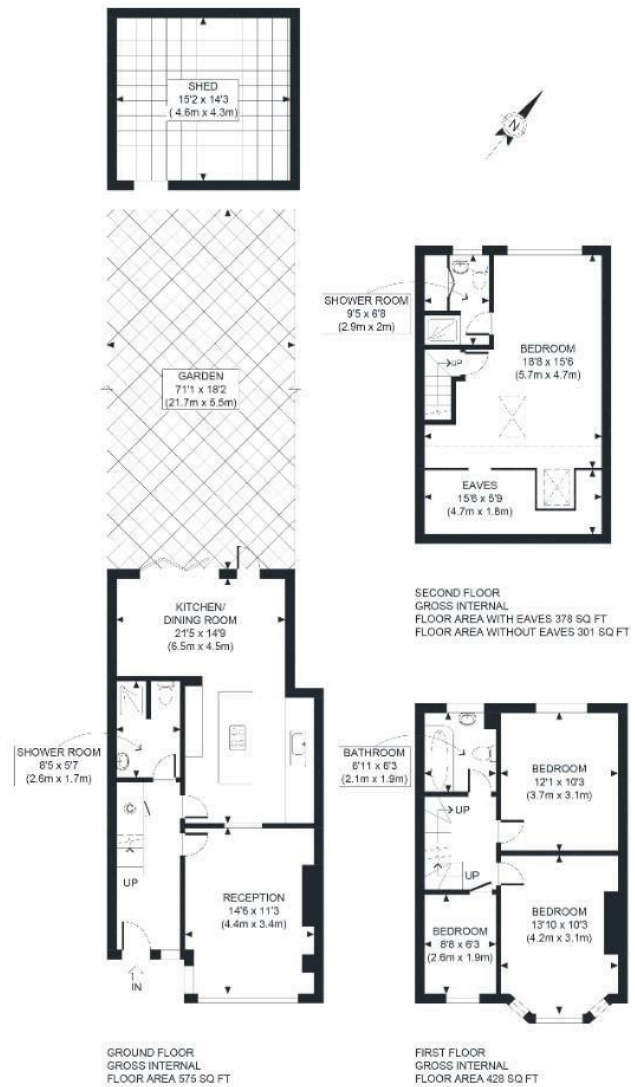
This has been our family home for 25 years and our children have all grown up here and there has been more than enough space for all of the children to thrive. The house is also perfect for entertaining too!

The local area is perfect, in terms of schools, shops and transport, for London and Kent.

We certainly will miss this house very much and I know the the new owner will be happy here as much as we have been.





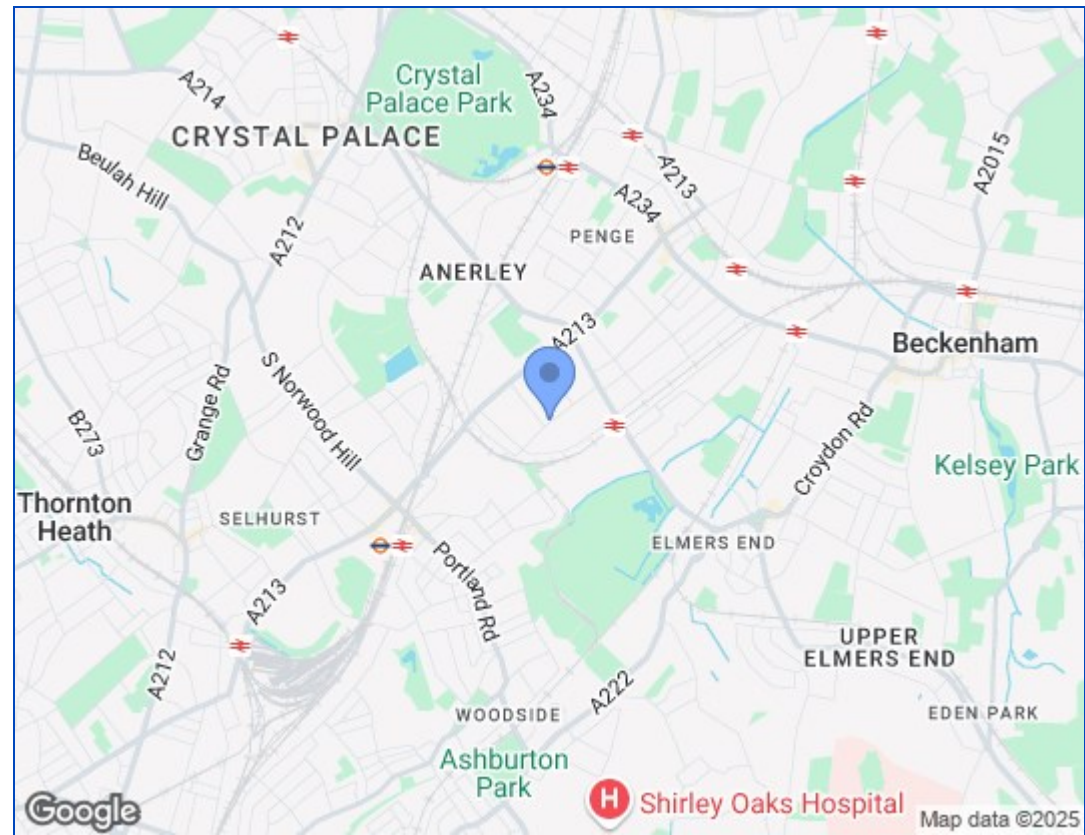


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 378 SQ FT
FLOOR AREA WITHOUT EAVES 301 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 575 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 428 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1381 SQ FT / 128 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1304 SQ FT / 121 SQM
Marlow Road
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.
photoplan



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	
		66	79

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