



Anerley Park, SE20 | £700,000

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# In General

- Four bedroom semi-detached house
- Popular location
- Contemporary kitchen / diner
- No onward chain
- High energy rating
- Under floor heating
- En suite shower room
- Off street parking

# In Detail

An exceptionally well presented light and bright four bedroom semi-detached house positioned on a highly regarded road moments from Crystal Palace Park, and available for sale with no onward chain.

The property was build complete approximately seven years ago and offers flexible accommodation arranged over three levels, which could be ideal for the demands of a modern lifestyle.

A carefully considered specification includes under floor heating and a generous kitchen / diner with lots of storage, integrated appliances, an island bar, and granite surfaces. The property benefits from loft storage. Also, touches such as heated mirrors in the en suite shower room and family bathroom, solid oak flooring, and two Juliette balconies in the first floor reception room.

All bedrooms are of double proportion with a particularly generous master (with fitted storage) and a flexible fourth which currently serves as a sizeable home office.

Cost or energy conscious buyers will be pleased to note that there is a B rating for the EPC and, as you would expect from a modern build, superb sound insulation and a remaining new homes warrantee.

Externally there is a beautifully planted, landscaped rear garden with an elevated terrace and a sunny south westerly aspect, and allocated off street parking.

Anerley Park is convenient for multiple transport links including both Penge East / West and Crystal Palace rail, also a variety of shopping and leisure amenities, and of course 200 acres of parkland.

EPC: B | Council Tax Band: E



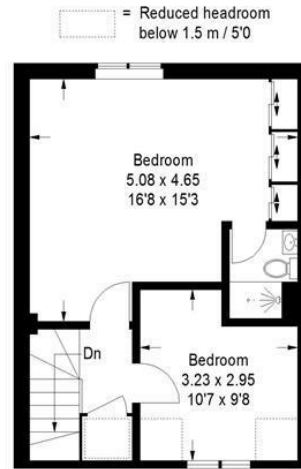
# Floorplan

## Anerley Park SE20

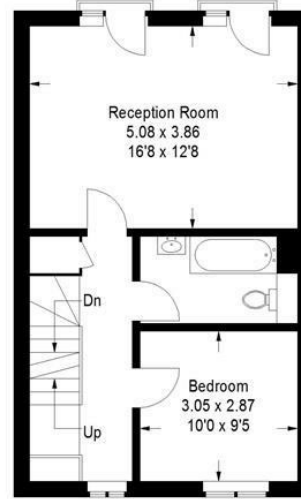
Approximate Gross Internal Area  
 Ground Floor = 44.6 sq m / 480 sq ft  
 First Floor = 44.5 sq m / 479 sq ft  
 Second Floor = 37.0 sq m / 398 sq ft  
 Total = 126.1 sq m / 1357 sq ft



Ground Floor



Second Floor

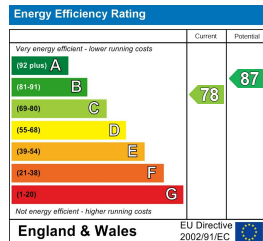


First Floor

= Reduced headroom below 1.5 m / 5'0"

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