



Tremaine Road, Anerley

Asking Price £800,000



Property Summary

Propertyworld is delighted to offer this exceptional four-bedroom family home to the sales market. With off-street parking for two cars, this beautifully presented property is a hidden gem that must be viewed to be fully appreciated.

Located on a sought-after residential road, the home is conveniently positioned close to local shops, excellent transport links, and three mainline stations: Birkbeck, Anerley, and Norwood Junction. The nearby tram service provides direct access to Croydon and Wimbledon, while Stewart Fleming Primary School (rated Outstanding by Ofsted) is within easy reach.

The quality and attention to detail are evident throughout. The ground floor features a stylish front reception room with wooden flooring, a striking wood-burning stove, and elegant décor, creating a warm and inviting atmosphere.

The heart of the home is the stunning kitchen/dining room, designed for modern family living and entertaining. It boasts a central island, space for an eight-seater dining table, a cleverly concealed utility room, and large patio doors opening onto a decked terrace overlooking the impressive rear garden.

Extending to approximately 105ft, the beautifully maintained garden enjoys excellent natural sunlight and provides the perfect setting for outdoor dining, relaxation, and family gatherings.

The first floor offers three generous bedrooms and a luxurious four-piece family bathroom with a double-ended oval bath and separate walk-in shower.

Occupying the top floor, the superb principal bedroom suite benefits from excellent proportions, straight walls that maximise usable space, and a stylish en-suite shower room.

Lovingly modernised by the current owners, this outstanding home combines character, style, and practicality. Finished to an impeccable standard throughout, it offers genuine wow factor and represents a rare opportunity to acquire a distinguished family home.

Penge Sales
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www.propertyworlduk.net

Property Summary

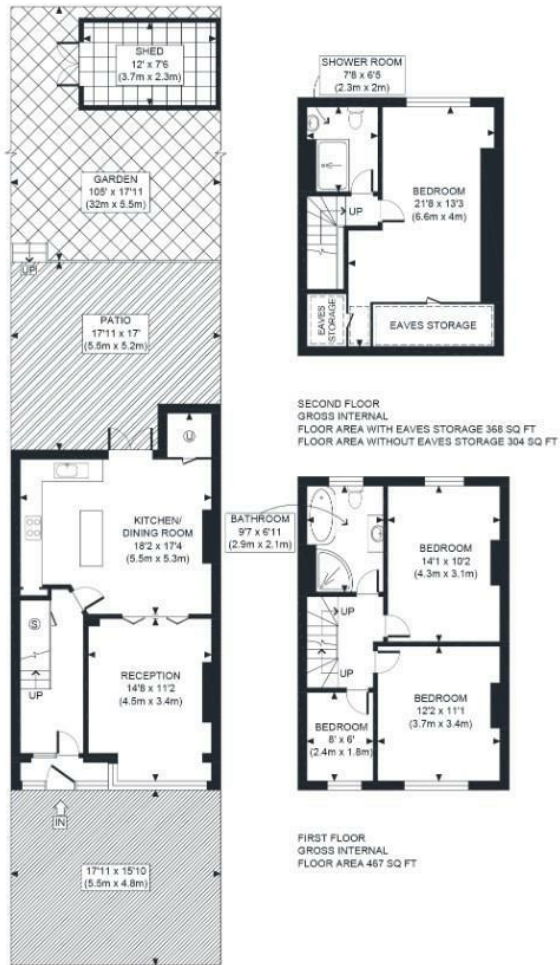
- Terraced Family home
- 4 Bedrooms
- Stunning presentation throughout
- Master bedroom with en-suite W/c
- Wow Factor Kitchen to Dining
- 105ft approx. rear garden
- Off road parking for 2 cars
- Freehold Tenure
- Council Tax band E
- Epc Rated

Our Vendor Loves...

We love our light and airy open plan living space and wish we could take our home with us as we move to the coast! It's lovely and peaceful, and we love sitting outside in the morning enjoying a coffee, then using the far terrace to enjoy drinks in the evening, watching the sun go down. It's a friendly road, with nearby transport links to central London, and lots of restaurants and social amenities in nearby Crystal Palace and Beckenham







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 521 SQ FT

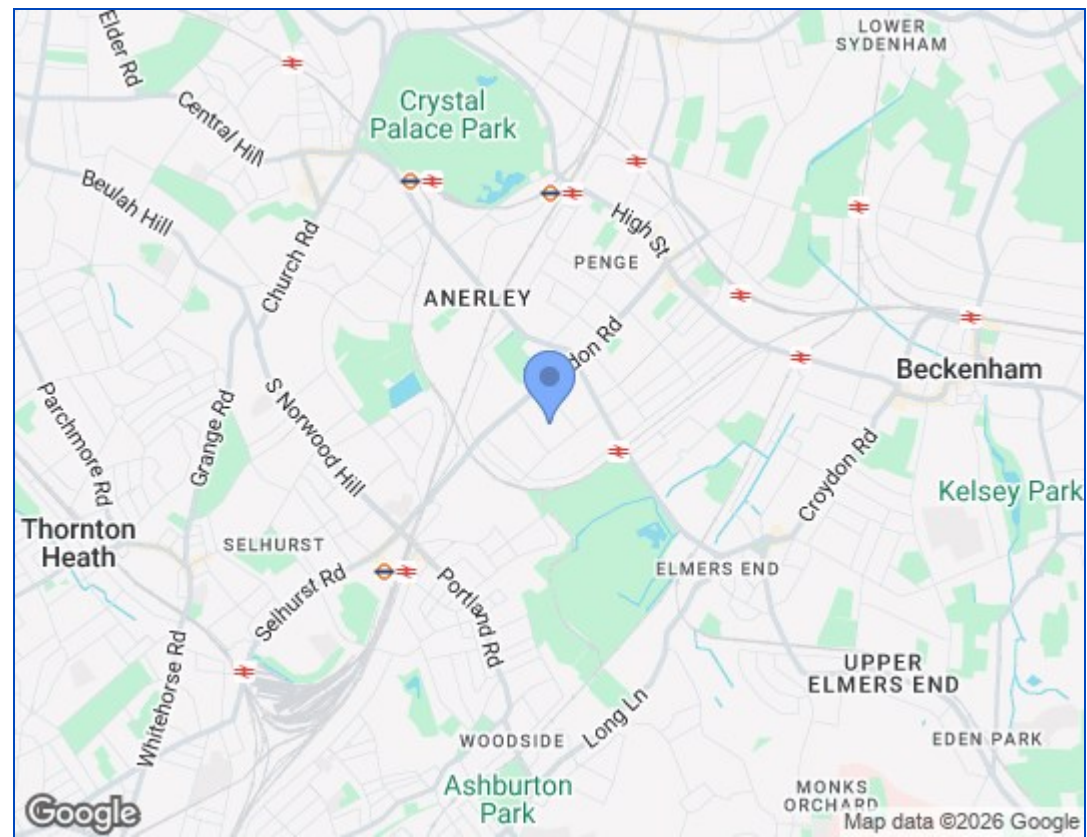
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 467 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 368 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 304 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1356 SQ FT / 126 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 1292 SQ FT / 120 SQM
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.

Tremaine Road

av11 110526



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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