



Graveney Grove, Anerley

Offers Over £500,000



Property Summary

Propertyworld proudly presents this modern build, terraced home, to the sales Market. Now boasting three bedrooms- with an en-suite!

Situated within a residential street, the property is just minutes walk of High Street Penge for all local amenities including transport links at THREE MAINLINE RAIL STATIONS - being, Anerley, Penge West and Penge East. Best of all its en-route to the much sought after CRYSTAL PALACE TRIANGLE!

The property has so much to offer - general details as follows: Entrance hall, and door to a guest w/c, with a separate door leading into the lounge with rear access into fitted kitchen/diner. The lounge measure in excess of 14ft providing fitted wood floors with a centred window, whilst to the rear, there's a dining area with ample space for table and chairs, as well as a range of fitted cupboards, integrated sink, oven and hob, plus plenty of counter space, including spaces for white goods.

Upstairs on the first floor there are two bedrooms and the family bathroom, W/c. However the real advantage of this house is the spiral staircase up onto the next floor, boasting A MASTER BEDROOM WITH AN EN-SUITE shower room, W/c.

Outside to the rear. is a low maintenance garden perfect for entraining, whilst to the front there is off road parking for cars!

The property also comes with no onward chain and our in opinion would be an ideal purchase for any first time buyer.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

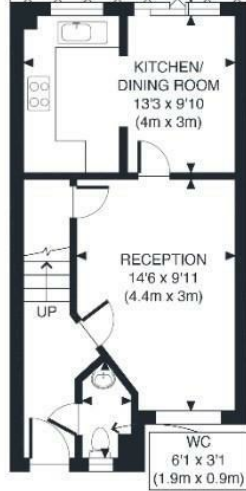
- Three bedrooms
- Modern build House
- Fitted kitchen / diner
- 2 Bathrooms and 3 W/c's
- Gas central heated and double glazed
- No Onward Chain
- Off road parking
- Freehold Tenure
- Epc rated C
- Council Tax band D

Our Vendor Loves...

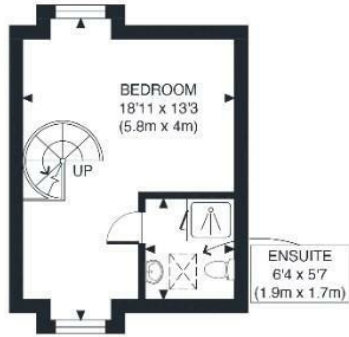
This is an amazing home. its in the heart of Penge and the off road parking is brilliant. Being a modern we never have the constant maintenance, as you would in a Victorian house. The third bedroom, with the en-suite is a huge bonus.



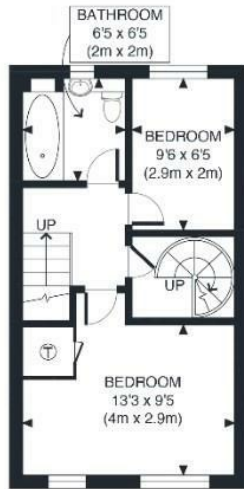




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 348 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 226 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 329 SQ FT

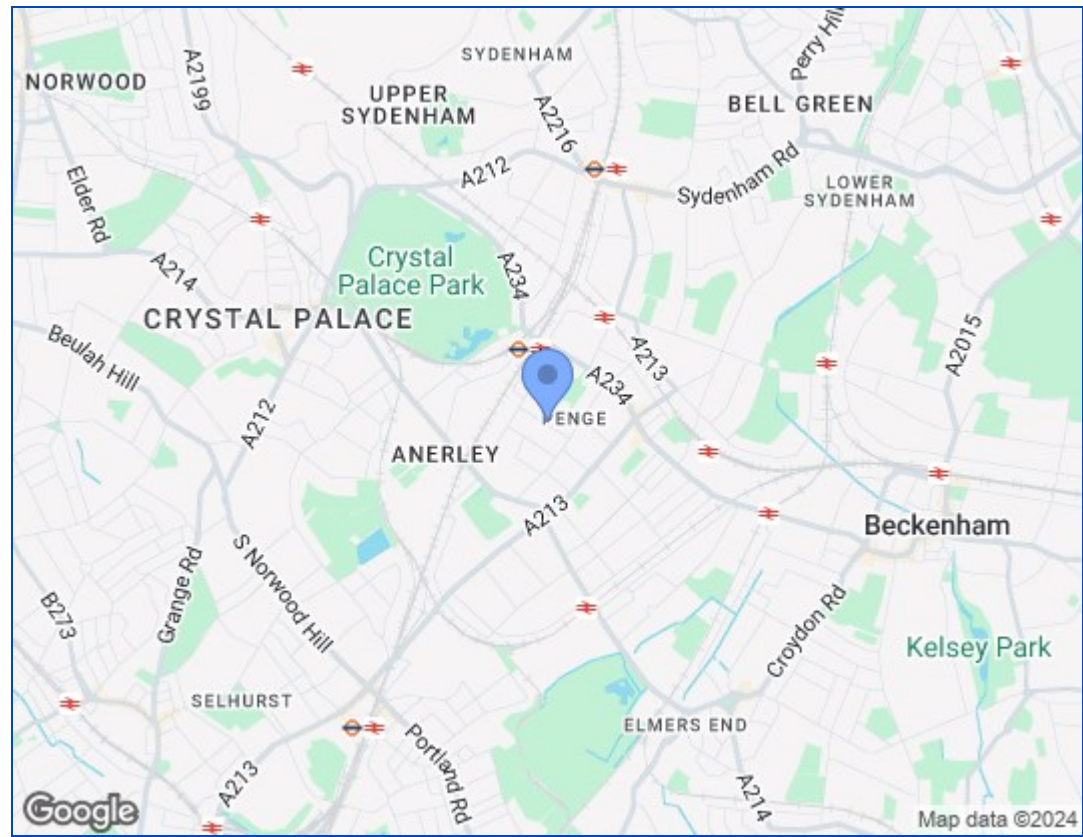
APPROX. GROSS INTERNAL FLOOR AREA 903 SQ FT / 84 SQM

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

Oaklands Court

date 09/09/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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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