

Ground Floor
60.3 sq.m. (649 sq.ft.) approx.

1st Floor
59.7 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA : 120.0 sq.m. (1292 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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21 Marlow Road, Anerley SE20 7XX £625,000 Freehold

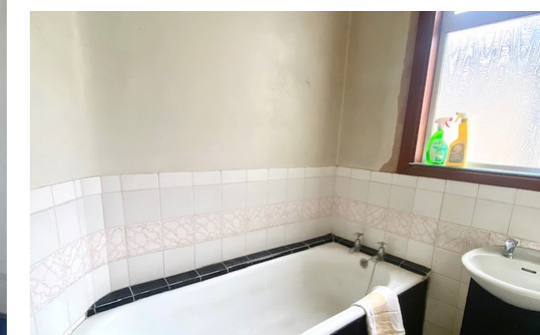
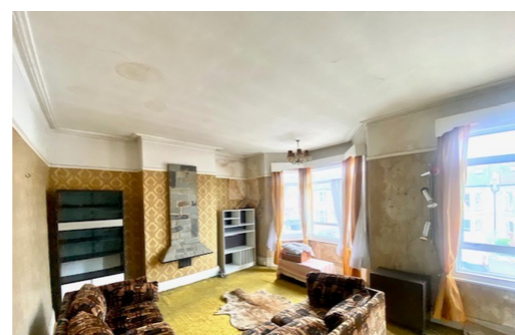
- Three double bedrooms
- Bathroom with white suite
- Three reception rooms
- Fitted kitchen
- Double Glazing
- 35' rear garden
- Complete modernisation required
- Chain free

21 Marlow Road, Anerley SE20 7XX

This attractive chain-free three double bedroom Victorian house offers generous accommodation of approximately 120 sq m (1292 sq ft) and represents an excellent opportunity for those looking to create a bespoke family home. The property requires a full programme of modernisation—including the installation of central heating and a re-wire—allowing the incoming purchaser to refurbish and style the interior to their own taste. The ground floor features three well-proportioned reception rooms, one of which could be opened up to the kitchen (subject to the usual consents) to form a superb kitchen/breakfast room with direct access to the rear garden. On the first floor there are three double bedrooms, including one large enough to incorporate an en-suite bathroom if desired, along with a family bathroom fitted with a white suite. Outside, the property enjoys a 35' rear garden with a paved patio area leading onto a lawn—an ideal blank canvas for landscaping or family enjoyment.

Location

Marlow Road is set within a popular residential pocket, ideally positioned just 0.2 miles from Birkbeck Railway Station, which offers services to London Bridge via Crystal Palace. A tram stop is also close by, providing convenient links to Beckenham and Wimbledon through central Croydon. Elmers End Station is approximately 0.7 miles away, offering services to Charing Cross, along with DLR connections at Lewisham for easy access to Canary Wharf. Penge High Street, shops, cafés and amenities, is around 0.8 miles from the property. For families, the highly regarded Stewart Fleming Primary School is just 0.1 mile away



Ground Floor

Entrance Porch

covered front door to

Entrance Hall

built-in under stairs cupboard, stairs to first floor

Living Room

4.33m x 3.80m (14' 2" x 12' 6") double glazed bay window to front, picture rail, coved cornice

Dining Room

3.50m x 3.33m (11' 6" x 10' 11") double glazed double doors to garden with double glazed windows over, formally used as a bedroom, wardrobes to two walls, picture rail

Breakfast Room

4.92m x 3.01m (16' 2" x 9' 11") double glazed bay window to side, double glazed window to side, doors to

Kitchen

2.63m x 2.04m (8' 8" x 6' 8") double glazed windows to rear, multi paned door to garden, fitted with a range of units comprising inset single drainer

sink with cupboards and drawers under, working surface to one wall with cupboards and drawers under, eye level cupboards to one wall, sliding doors to

Shower Room

obscure window to side, tiled walls

Cloakroom

obscure windows to side, toilet and wall mounted wash basin

First Floor

Landing

dado rail, doors to all rooms

Bedroom 1

5.16m x 4.40m (16' 11" x 14' 5") double glazed bay window to front plus further double glazed window, picture rail, coved cornice

Bedroom 2

6.78m x 3.04m (22' 3" x 10' 0") double glazed windows to rear, picture rail

Bedroom 3

3.50m x 3.40m (11' 6" x 11' 2") double glazed windows to side and rear, stainless steel sink with mixer tap

Bathroom

obscure double glazed windows to side, fitted with a white suite comprising panel bath, wash basin, toilet, tiling to three walls

Outside

Garden

35' paved patio area leading to lawn, rear pedestrian access

Additional Information

Council Tax

London Borough of Bromley - Band E

Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage