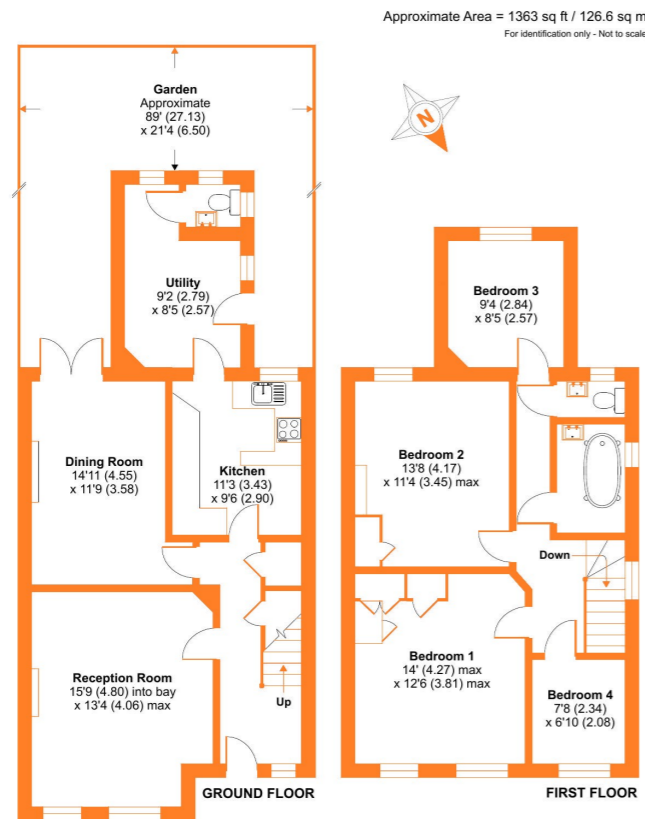


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Langford Russell. REF: 950266

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Tremaine Road, Anerley SE20 7UA

Offers in Excess of £700,000 Freehold

- Four bedrooms
- Bathroom with white suite
- 15'9" x 13'4" reception room
- Dining room 14'11" x 11'9"
- Fitted kitchen & separate utility room
- Central heating
- 95' garden with lawn and patio
- Off street parking

5 Tremain Road, Anerley SE20 7UA

This attractive 'chain free' four bedroom end terrace house forms part of this popular residential road and offers 1363 sq ft (126.6 sq m) of well presented accommodation including a 15'9" x 13'4" reception room, dining room with double doors to the garden, there is also a fitted kitchen and utility room which could be knocked through (subject to planning permission) to form a spacious kitchen/breakfast room. To the first floor there are four bedrooms, bathroom with modern white suite and a cloakroom. There is gas fired radiator central heating. The lovely rear garden is 95' deep and has crazy paved patio and lawn areas, there is off street parking to front for two vehicles. We recommend a viewing without delay.

Location

Conveniently located 0.5 of a mile from Anerley with overground and Southern train services, Birkbeck Station with services to London Bridge. The highly regarded Stuart Fleming Primary School are also 0.5 of a mile away. There are local shops on Elmers End Road



Ground Floor

Entrance Porch

original tiled step, light, original partly stained glass front door to

Entrance Hall

leaded light windows to front, built-in under stairs cupboard, built-in cupboard with window to side

Reception Room

4.80m x 4.06m (15' 9" x 13' 4") three sash bay windows to front, fireplace with gas fire, shelving to chimney breast, double radiator, picture rail, coved cornice

Dining Room

4.55m x 3.58m (14' 11" x 11' 9") uPVC double glazed double doors to garden with window over, double radiator, picture rail, coved cornice

Kitchen

3.43m x 2.90m (11' 3" x 9' 6") sash window to rear, fitted with a range of units comprising inset stainless steel double drainer sink with cupboards under, working surface to four walls with cupboards and drawers under, built-in Stoves double oven and 4 ring gas hob, eye level cupboards to two walls, full height shelved cupboards, fully tiled walls, vinyl flooring, door to

Utility Room

2.79m x 2.57m (9' 2" x 8' 5") windows to side and rear, door to garden, working surface to one wall, space for washing machine, tiling to three walls, ceramic tiled floor, wall mounted Worcester boiler for central heating and hot water, door to

Cloakroom

obscure windows to rear, window to side, fitted with a toilet and wall mounted wash basin, ceramic tiled floor, fully tiled walls

First Floor

Landing

windows to side, access to loft

Bedroom 1

4.27m x 3.81m (14' 0" x 12' 6") Sash windows to front, fitted wardrobes to two walls, two double radiators, picture rail, coving

Bedroom 2

4.17m x 3.45m (13' 8" x 11' 4") Sash window to rear, built-in airing cupboard housing hot water tank, double radiator, coving

Bedroom 3

2.84m x 2.57m (9' 4" x 8' 5") sash window to rear, double radiator

Bedroom 4

2.34m x 2.08m (7' 8" x 6' 10") sash window to front, double radiator

Bathroom

partly obscure sash window to side, fitted with a white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, heated towel rail, fully tiled walls, ceramic tiled floor, spotlights

Cloakroom

obscure window to rear, fitted with a white suite comprising toilet, wall mounted wash basin, ceramic tiled floor, fully tiled walls

Outside

Garden

lovely rear garden, approximately 95' in length with crazy paving patio area leading to lawn area, flower and shrub borders, tap, side access

Parking

there is off street parking for two cars to front

Council Tax

Band E