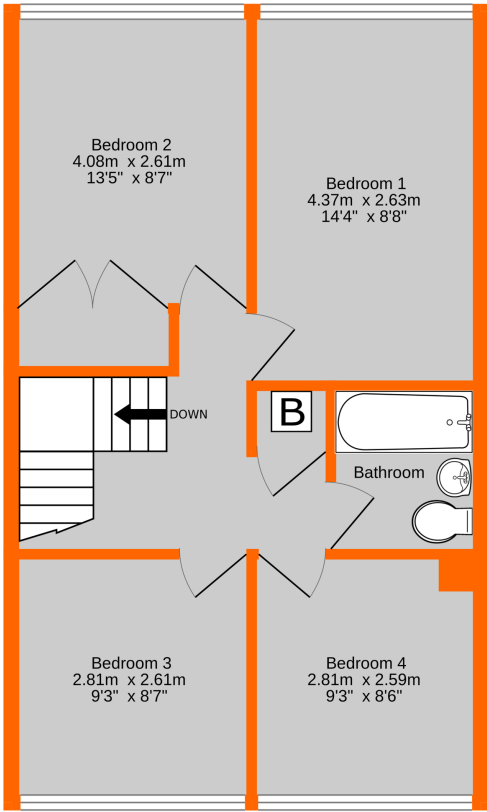
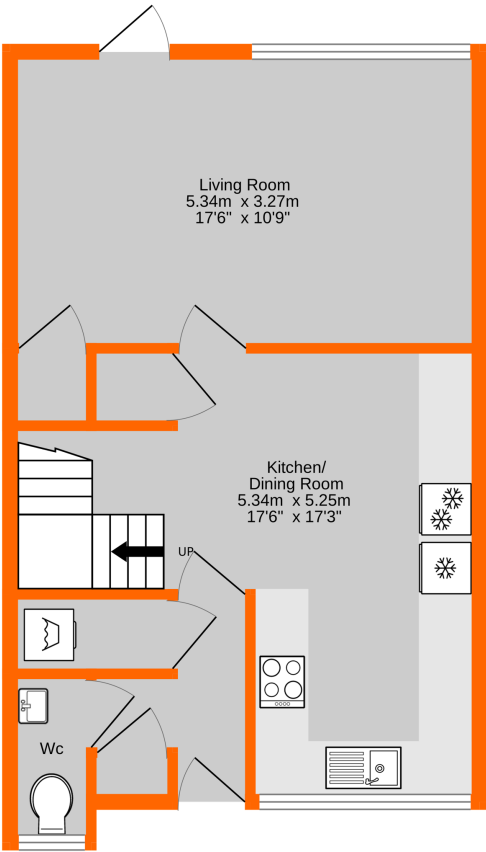


Ground Floor
45.9 sq.m. (494 sq.ft.) approx.

1st Floor
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 93.6 sq.m. (1007 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Seymour Villas, Anerley SE20 8TR

£600,000 Freehold

- Modern end terrace house
- Four bedrooms
- Cloakroom
- Updated throughout

- Re-fitted bathroom
- Gas central heating & double glazed
- Courtyard style rear garden
- Quiet location near to Betts Park

Seymour Villas, Anerley SE20 8TR

This deceptively spacious home has been updated over the years and now provides light and spacious, neutrally decorated great family accommodation. Off the hall is a cloakroom and utility cupboard which opens onto the fitted kitchen/dining room with integrated appliances, a door then leads to the full width living room which opens onto the private courtyard style garden with views towards Betts Park and the historic Croydon Canal. To the upstairs there is a feeling of space helped by the vaulted ceilings, to each of the four bedrooms and re-modelled bathroom. Benefits include, gas central radiator central heating with a fully serviced boiler, sealed unit double glazed replacement windows, laminated and carpeted floors as well as it being 'chain free'. Outside is a full width courtyard style rear garden and large garden store room as well as off road residents parking to the front on a first come first served basis

Location

Situated within a small development in a convenient and quiet location backing onto the only remaining section of the historic Croydon Canal in existence we believe, with Betts Park beyond only 0.2 miles away. Anerley Station (West Croydon to Highbury & Islington via many stations en-route including Canada Water and Surrey Quays) is the stop before Penge East where you can alight to get the overground underground line into London Bridge. There are local shops and bus services along the Anerley Road which leads upto Crystal Palace and the area is well served by schools for all ages including James Dixon Primary within 0.2 mile distance



Ground Floor

Entrance

replaced semi-glazed entrance door to

Entrance Hall

tiled floor, built-in shelved storage cupboard, further larger walk-in utility cupboard with plumbing and space for washing machine, worktop over with shelves about, electric light, semi-glazed door to

Kitchen/Dining Room

5.34m x 5.25m (17' 6" x 17' 3") 'L' shaped, light and spacious, staircase to first floor with storage recess below, further built-in storage cupboard, laminated flooring, glazed door to sitting room

KITCHEN AREA: comprises white units of base cupboards and drawers, ample worktops, inset ceramic hob with oven below, cupboard with integrated fridge/freezer, inset stainless steel sink unit with mixer tap, windows to front

Cloakroom

toilet, wall mounted wash basin with mixer tap with cupboard below, window to front, part tiled walls

Living Room

5.34m x 3.27m (17' 6" x 10' 9") full width, laminated floor, large window and glazed door onto courtyard style rear garden, built-in storage cupboard

stairs to

First Floor

Landing

vaulted ceiling, high level window, built-in shelved airing cupboard houses fully serviced gas fired Vaillant combination boiler

Bedroom 1

4.37m x 2.63m (14' 4" x 8' 8") vaulted ceiling, window to rear, views towards the park

Bedroom 2

4.08m x 2.61m (13' 5" x 8' 7") window to rear, views towards the park, range of wardrobes with lockers over, vaulted ceiling

Bedroom 3

2.81m x 2.61m (9' 3" x 8' 7") vaulted ceiling, window to front, range of free standing wardrobes

Bedroom 4

2.81m x 2.59m (9' 3" x 8' 6") window to front, vaulted ceiling, range of free standing wardrobes

Bathroom

vaulted ceiling, high level windows to rear, white suite of modern panel bath with mixer tap and hand spray, vanity surface with inset wash basin, cupboard under, toilet with concealed cistern, chrome ladder style heated towel rail, part tiled walls

Outside

To the front

off street resident parking on a first come first served basis

To the rear

artificial turfed courtyard style full width rear garden, views towards the park and canal, gate providing rear access to built-in storage cupboard

Additional Information

Council Tax
London Borough of Bromley - Band D
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
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