



Lennard Road, BR3
£1,275,000

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In general

- Victorian semi- detached house
- 6 bedrooms
- 3 reception rooms
- Extended kitchen breakfast room
- Downstairs cloakroom
- 2 bathrooms, 1 shower room
- Landscaped gardens
- Off street parking
- Garage

In detail

A particularly grand six bedroom semi detached house for sale. Having been beautifully maintained and upgraded over the years the property now provides an inviting home over three floors, finished to exacting standards.

The attention to detail is evident throughout the house. Providing 2,863 sqft /266 sq mtr of space, the accommodation comprises two traditional receptions with beautiful fireplaces, a charming breakfast room, an impressive extended kitchen/breakfast room and a sun room/conservatory. The first floor offers a family bathroom and three double bedrooms of which one benefits from a Jack and Jill ensuite. Three further double bedrooms and a family bathroom complete the top floor.

To the rear are the attractive gardens, thoughtfully landscaped to create a tranquil outside space. Whilst to the front is off street parking for several cars. Lennard Road is within the prestigious Cator Estate and is within close proximity to New Beckenham, Kent House, Sydenham and Penge East railway stations. EPC: E



Floorplan

Lennard Road, BR3

Approximate Gross Internal Area

Ground Floor = 100.7 sq m / 1084 sq ft

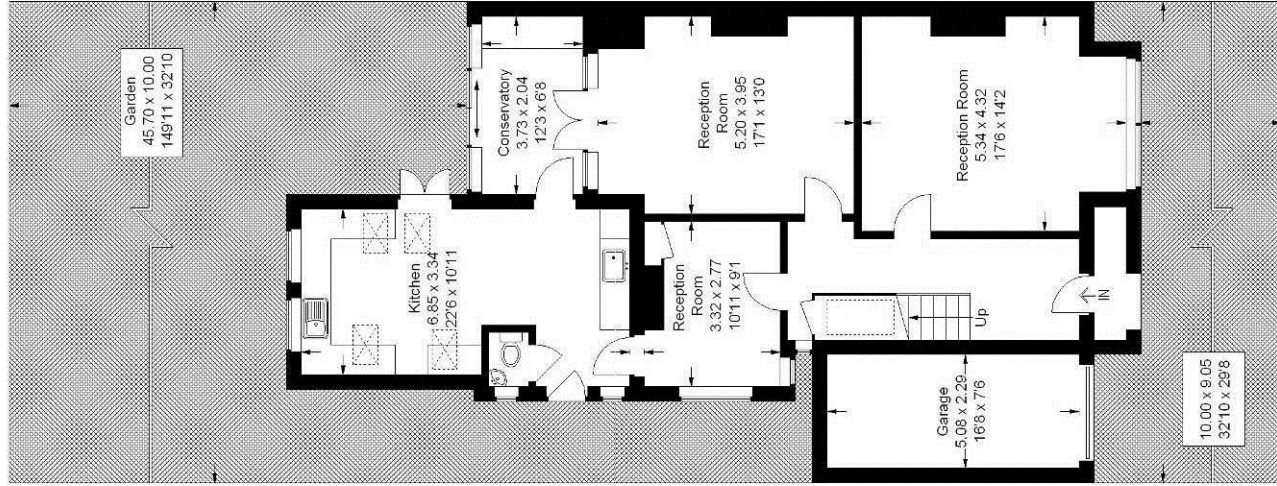
First Floor = 74.2 sq m / 799 sq ft

Second Floor (Excluding Eaves Storage)

60.3 sq m / 649 sq ft

Garage = 12.0 sq m / 129 sq ft

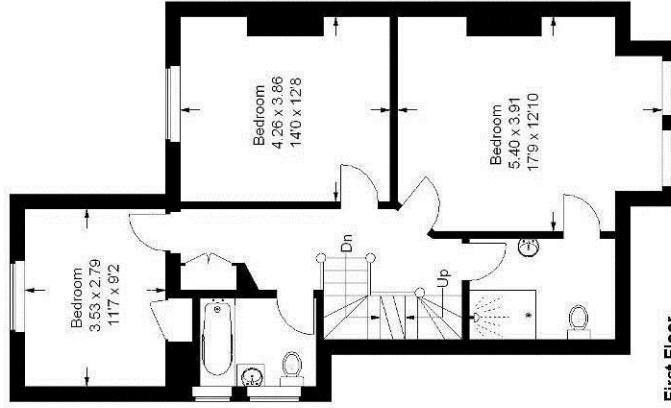
Total = 247.2 sq m / 2661 sq ft



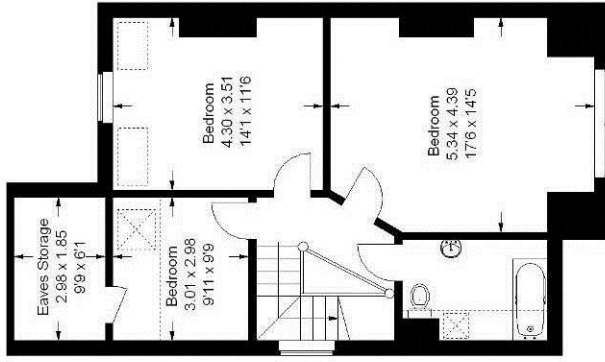
Ground Floor

 Reduced headroom below 1.5 m / 5'0"

Second Floor



First Floor



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
92-100	A			74
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-36	F		53	
1-20	G			
Not energy efficient - higher running costs				
England & Wales				
Directive 2002/91/EC				

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