



17 Lawson Road, Broomhill, Sheffield, S10 5BU

Saxton Mee

17 Lawson Road

Broomhill

Guide Price

£825,000

£825,000-£850,000 GUIDE PRICE

A Magnificent Victorian Residence - Broomhill Conservation Area – Six to Eight Bedrooms – Approx. 3,500 sq.ft – No Chain

Occupying an enviable position in the heart of the Broomhill Conservation Area, this striking double fronted semi-detached 1850's home offers a rare combination of grandeur, space and location. Extending to 3,519 sq.ft over four floors, the property retains a wealth of period charm, with tall ceilings, elegant fireplaces and original detailing throughout.

Set behind an impressive gated entrance with extensive parking, driveway and detached garage, the house is perfectly framed by its southerly-facing rear garden – ideal for both entertaining and family life.

Inside, the accommodation is arranged to provide generous and versatile living. The ground floor features a welcoming reception hall, a refined drawing room with its original marble fireplace, and a magnificent dining room centred around a tall American walnut fireplace. A study or family room offers flexible space, while the kitchen, rear lobby and cloakroom complete the floor.

The first floor provides three to four spacious bedrooms and a family bathroom, while the second floor offers a further three to four bedrooms together with a bathroom suite and separate shower. The lower ground floor provides useful cellars with a ceiling height of 8.6 ft, providing excellent storage and future potential.

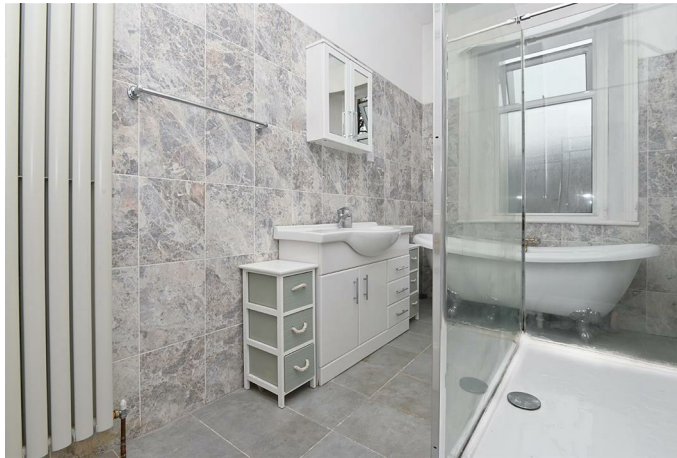
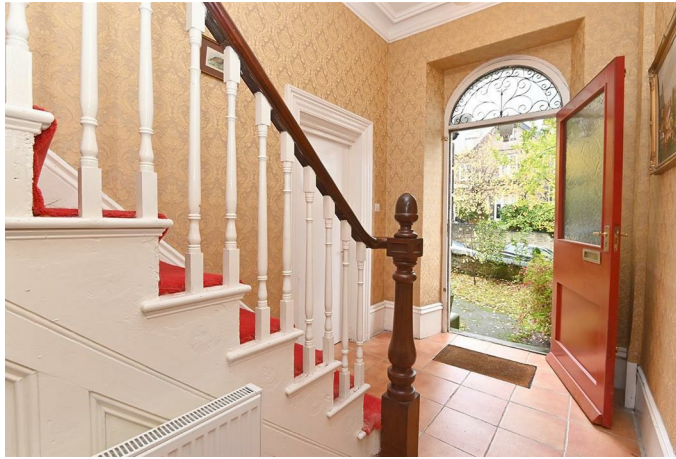
This handsome home enjoys an unrivalled location. Within walking distance of the city centre, the universities, major hospitals and a range of highly regarded independent schools, it also lies on the doorstep of open countryside and the Peak District National Park. Broomhill itself is a leafy and peaceful suburb, valued for its character, amenities and community feel.

With no onward chain and available for early completion, this truly special residence combines Victorian grandeur with flexible family living in one of Sheffield's most desirable settings.



- Extensive 1850's Semi Detached Residence
- Six To Eight Bedrooms/Two Bathrooms
- Extending To 3,519 Sq.Ft Of Accommodation
- Retaining Lovely Original Period Features
- Extensive Off Road Parking And Garage
- Very Sought After Road And Location
- Walking Distance Of Universities And Hospitals
- Three Stunning Reception Rooms
- Useful Cellars For Storage Or Conversion
- Call Banner Cross Office To Book Your Viewng





17 Lawson Road



Approx. Gross Internal Floor Area 3919 sq.ft / 326.94 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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