

# Jukes & Co

## Estate Agents



## Balfour Road

, London, SE25 5JX

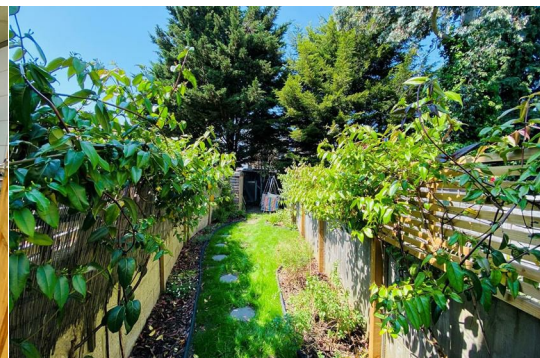
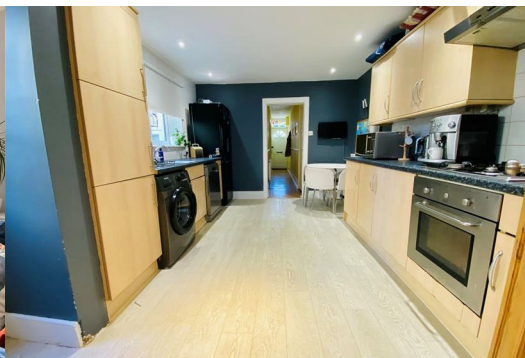
Offers Over £335,000



Jukes and Co are pleased to offer this superb and beautifully decorated one bedroom Victorian Maisonette with it's own front door, bright lounge with wood flooring, large kitchen/diner, spacious bedroom, share of freehold and a lovely well kept garden.

Balfour Road is a pretty tree lined Road no more than a five minute walk away from the ever popular Norwood Junction Station with it's 12 minute link to London Bridge, easy access to Victoria, Clapham, East Croydon and several other popular destinations. The leisure Centre, bus stops, schools, restaurants and the country park are all a very short distance away, South Norwood Lakes is a little up the Road which is a really great way to spend the weekend. The tram stop is close by taking you to Wimbledon and East Croydon making this the ideal location and great place to live.

share of freehold  
lease is 999 years  
ground rent peppercorn  
service charge shared  
council tax B



## HALLWAY

Built in cupboard, wood flooring

## BRIGHT LOUNGE 12'10 x 11 (3.91m x 3.35m)

Double glazed window to the front, double radiator, fireplace, wood flooring, built in shelves, built in window seat with storage, dado rail and coving

## LARGE KITCHEN/DINING 14 x 10'5 (4.27m x 3.18m)

Double glazed window and door to the garden, large built in cupboard for storage, a large range of wall and base units above and below, stainless steel sink unit with mixer taps, part tiled walls, built in cooker, hob and extractor, plumbed for the washing machine and dishwasher, space for the fridge freezer.

## BEDROOM 11'1 x 10'5 (3.38m x 3.18m)

A really lovely bedroom with double glazed window, wood flooring, radiator

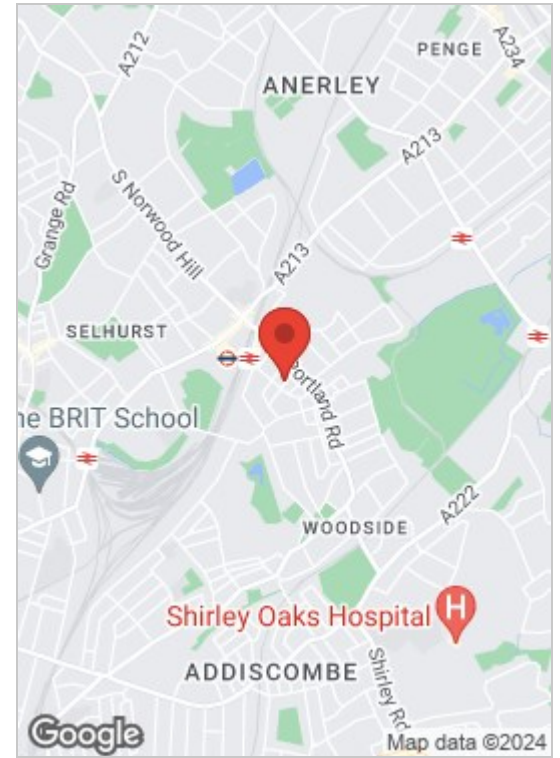
## BATHROOM 7'9 x 4'9 (2.36m x 1.45m)

Double glazed frosted window, panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps set in a vanity unit, low flush w.c, part tiled walls and tiled floor, heated towel rail

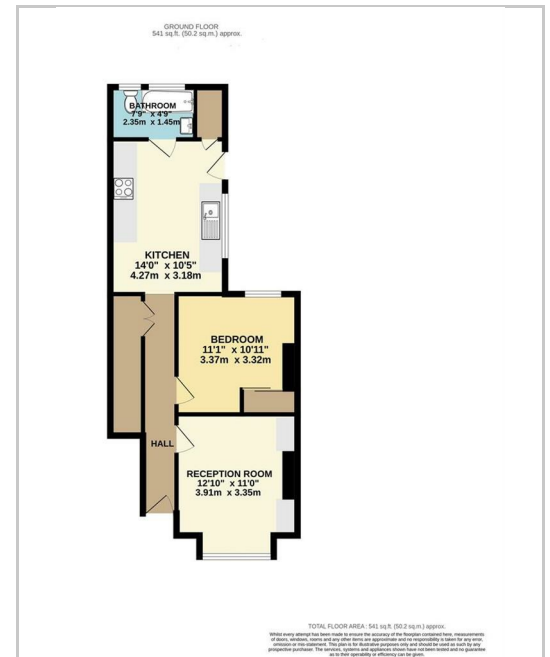
## OWN WELL KEPT GARDEN

A lovely garden that has a patio area at the front and laid to lawn at the back with flowers and shrubs

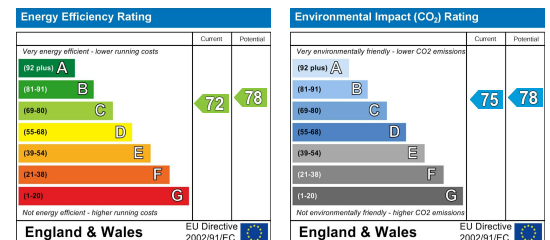
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sales and Lettings

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