# Jukes & Co Estate Agents



# **Brocklesby Road**

, London, SE25 4LB

## £1,725 Per Month



<u>2</u> 2 1 <u>1</u>





Nestled in a tranquil cul-de-sac, this charming two-bedroom house offers a perfect blend of comfort and convenience. Recently redecorated throughout, the property is presented to the market in excellent condition, ready for occupancy. The spacious interior provides a welcoming atmosphere, ideal for both relaxing and entertaining, making it a perfect home for individuals, couples, or small families.

This property is exceptionally well-connected, offering easy access to a range of transport options. Norwood Junction Train Station, just a short distance away, provides a swift one-stop service to London Bridge, while also connecting you to the wider city via the Overground line. Additionally, nearby tram and bus services further enhance the convenience, ensuring that commuting and exploring the vibrant surroundings is effortless. Don't miss this opportunity arrange a viewing through Jukes & Co today by calling 0208 653 9393.



#### **Property Features**

#### **Entrance Hall**

Radiator

### Lounge/Dining Room 25'8" x 12'6" (7.82m x 3.81m)

25' 8" x 12' 6" (7.82m x 3.81m)Double glazed window, 2x double radiators, power points, cupboard under the stairs, spotlights

#### Modern Fitted Kitchen 14'8" x 10' (4.47m x 3.05m)

14' 8" x 10' (4.47m x 3.04m) Stainless steel sink unit-single drainer, range of wall and base units, built in oven and hob, extractor hood, part tiled walls, built in cupboard housing Worcester Bosch boiler, power points, double glazed windows, double glazed door to garden

#### Bedroom One 15'1" x 11'7" (4.60m x 3.53m)

15' 1" x 11' 7" (4.59m x 3.53m) Double glazed windows, double radiator, double glazed door to balcony, power points

#### Bedroom Two 10'7" x 7'10" (3.23m x 2.39m)

10' 7" x 7' 10" (3.22m x 2.38m) L shaped, radiator, double glazed window, shelving unit, power points

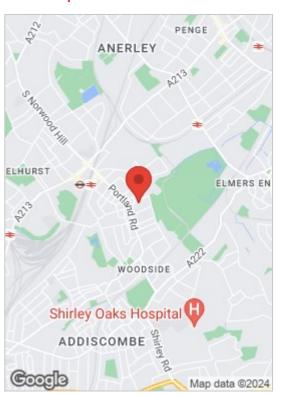
#### **Bathroom**

White suite, panel bath-mixer tap-shower attachment, low flush WC, pedestal wash hand basin, double glazed window, built in cupboard, radiator, part tiled walls

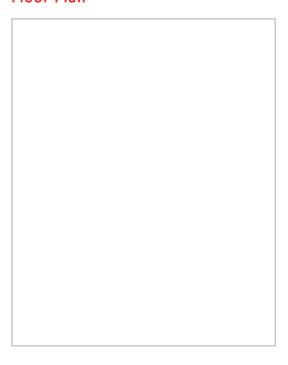
#### Garden

20ft paved garden

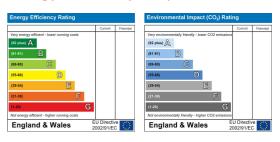
#### Area Map



#### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.