

# Jukes & Co

## Estate Agents



## Elm Park Road

, London, SE25 6UD

£850,000



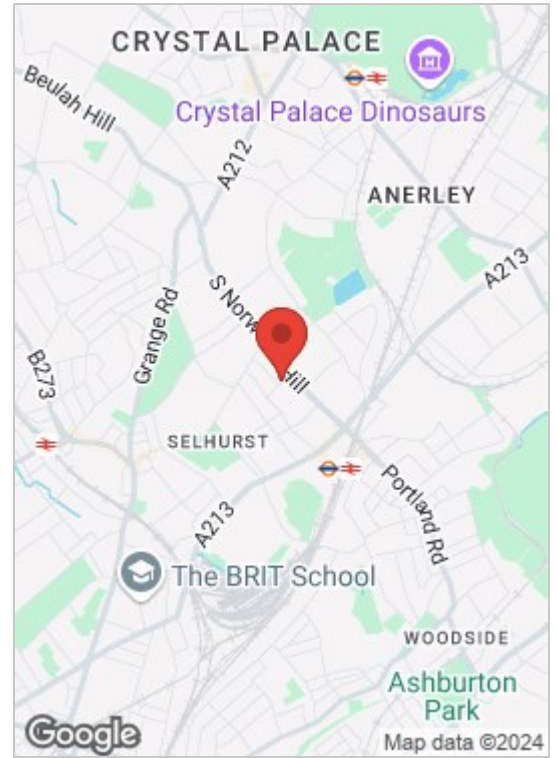
This is a superbly extended and spacious 5 or 6-bedroom home, presented in beautiful condition. The ground floor offers a welcoming, expansive hallway leading to a large lounge and an impressive 23 x 18 ft. modern kitchen-diner. Additionally, there is a flexible downstairs room that can serve as a bedroom or reception area, along with a utility room and a convenient downstairs W.C. This space has the potential to be transformed into a granny annex.

On the first floor, you'll find four generously sized bedrooms, a spacious family bathroom, and a modern en-suite attached to the main bedroom. The top floor features a vast and stylish bedroom with a large bathroom, offering an additional private retreat. The property boasts off-street parking and is ideal for family living.

Situated in a prime location, it is within walking distance of the highly sought-after Norwood Junction station, offering a 12-minute direct link to London Bridge and easy access to Clapham Junction, East Croydon, Gatwick and other key destinations. Local bus stops, and shops are all nearby, with the high street around a five minute walk away which has plenty of entertainment, stanley arts, restaurants and pubs. The picturesque South Norwood Lakes provide a perfect spot for weekend relaxation. This home blends space, style, and convenience in an excellent location, with Cypress School and St Marks both being in the catchment area.



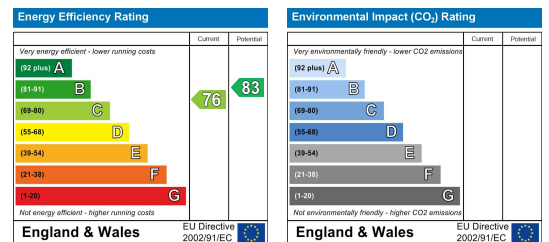
## Area Map



## 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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