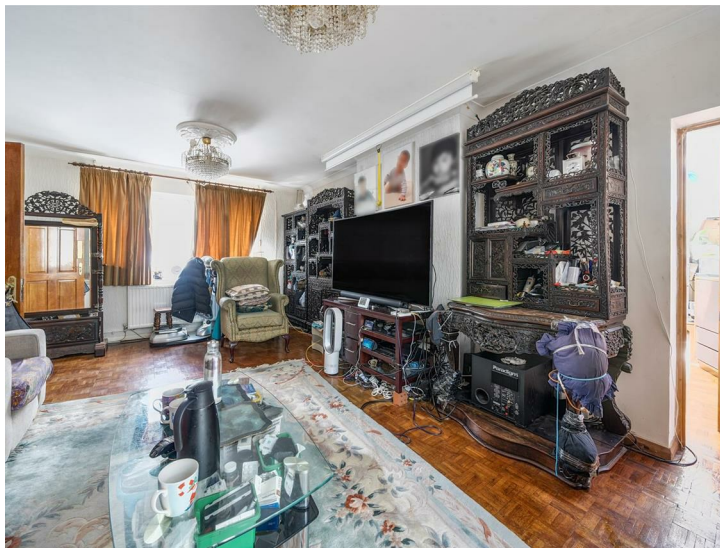


Lancaster Road, London, SE25 4AQ



Offers Over £875,000



House - Detached

- A Detached Double Fronted Mock Tudor Four Bedroom House with Car Port and Garage
- A Large & Spacious Hallway and Convenient downstairs WC
- Norwood Junction BR/Overground Station Is Nearby
- The Vendor Informs us They have Lived in the Property for Over 30 Years
- Parking To The Front For Numerous Vehicles
- In Need Of Some Modernisation
- Modern Fitted Kitchen & Upstairs Family Bathroom
- Sought After Norwood Lake Area
- South Norwood High Street With Its Eclectic Range Of Shops & Cafes Are Very Local
- Double Glazing & Gas Central Heating With Radiators

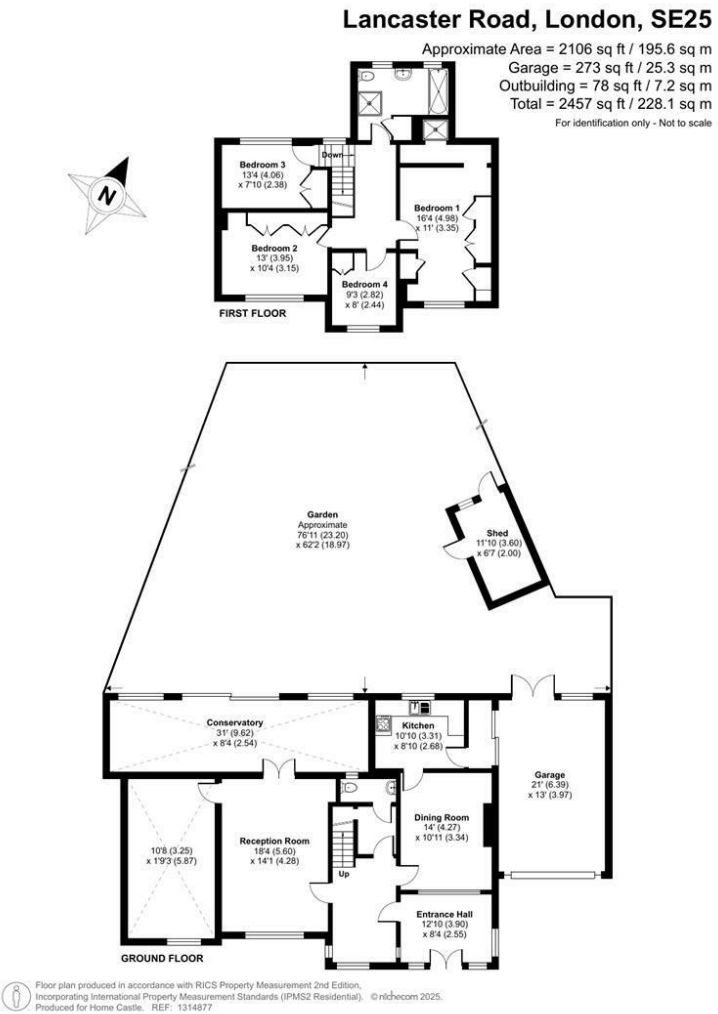
Lancaster Road, London, SE25 4AQ

We are pleased to offer this substantial and imposing double fronted Mock Tudor style detached residence with four good sized bedrooms. There is an in and out drive with parking for several vehicles along with a car port to the side and garage. Located in one of South Norwood's most sought-after areas being close to the picturesque Norwood Lake. Upon entering, you are welcomed by a spacious and impressive hallway with a striking central staircase. The ground floor features two generously sized reception rooms which are on either side of the hallway, a recently refitted modern kitchen with a range of stylish wall and base units and a downstairs WC. Upstairs, the property offers four well-proportioned bedrooms and a spacious family bathroom, providing ample accommodation for families. Additional highlights include a good-sized rear garden, an integral garage, and, in our opinion, excellent potential for extension (subject to the necessary planning consents). Norwood Junction BR/Overground Stations with its excellent links into London is nearby. This exceptional home has not been on the market for over 30 years, and we highly recommend early viewing to fully appreciate the opportunity on offer.

Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band: D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.