



Lucas Road, SE20 | Offers In Excess Of £650,000

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In General

- Highly sought after location
- Beautiful railway cottage
- Two receptions
- Kitchen flooded with natural light
- Three bedrooms
- Bathroom with Japanese tub
- Private garden
- Summer house
- Cul de sac
- Excellent transport links

In Detail

A stunning and beautifully presented three bedroom railway cottage set in this charming cul de sac in Penge, close to excellent transport links, parks and a wealth of shopping facilities.

The owners have collaborated with a local architect to create an inspiring, beautifully balanced home maintaining a strong focus on sustainability, efficiency and simple, effective design.

The reception is finished in a soothing sage green and feels like a naturally inviting space to retreat in the evening; benefiting from a log burner, alcove shelving and a square bay window with seating, providing a lovely nook to lounge. The dining room, in turn, provides the perfect space to socialise and gather for meals, with plenty of room for plenty of guests. The kitchen entrance has been widened, connecting the spaces seamlessly, and has been fitted with wonderful picture windows which flood the room with natural light and capture pretty views of the garden.

Upstairs are two double bedrooms, a third room which works well as a child's room or study, and a superb bathroom where the owners have created a luxurious space including a Japanese bath tub, microcement walls, high quality fittings, recessed storage and a vaulted ceiling with a huge electronically controlled skylight.

To the rear is the sweet landscaped garden with a large brick patio, lawn, raised beds and a summer house including a shed.

Lucas Road is a very pretty residential cul de sac, with a strong sense of community and known to host a popular annual summer street party. Dotted with trees, very close to both Penge East and Penge West rail, a number of coffee shops, restaurants and shopping facilities along the high street.

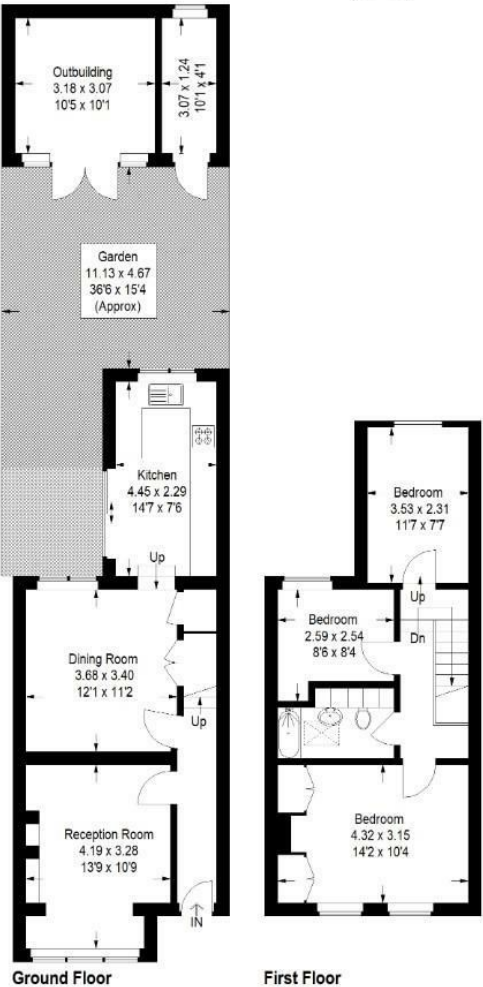
Crystal Palace Park is a stroll away and has a weekly Sunday market, offers 200 acres of space and benefits from a Brown & Green cafe, perfect for a spot of lunch.

EPC: TBC | Council Tax Band: C



Floorplan

Lucas Road, SE20
Approximate Gross Internal Area
85.0 sq m / 915 sq ft
Outbuilding = 14.7 sq m / 158 sq ft
Total = 99.7 sq m / 1073 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
(61-91) 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		

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