



Lennard Road, BR3 | £1,300,000

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# In General

- Semi-detached Victorian house
- 2,135 sq ft / 198.3 sq m
- Two receptions
- Five bedrooms
- Two bathrooms
- Utility
- 110ft South facing garden
- Off street parking
- Excellent transport links

# In Detail

A substantial semi detached five-bed, two-bath, Victorian home with off-street parking, and a glorious south facing garden of 110ft, moments from Alexandra Recreation Grounds and excellent transport links.

The property is immediately impressive and inviting, and being a natural five bedroom house ensures lots of space for a growing family, with really well proportioned rooms.

The grand reception showcases some beautiful period features including, but not limited to, cornicing framing the ceilings, tall skirting boards, a wood burner, and large bay window. To the rear is the dining room leading onto the conservatory, basking in glorious natural light, and providing the ideal space to host and entertain or relax and retreat. Large French doors loosely separate the kitchen to the side which has been upgraded using high quality fittings, including granite worktops, a Butlers sink and a range cooker.

The conservatory is a space that can be comfortably utilised throughout the year and also provides a lovely view of the rear garden which acts as a natural extension to the living space, bursting with seasonal interest, rich with mature and established trees and plants.

On the first floor is a generous, central hallway, introducing the four bedrooms, and a bathroom finished in neutral tiling whilst the top floor is a huge primary bedroom with ensuite shower room.

Another huge draw to this property is the off street parking for several vehicles to the front.

Lennard Road is characterized by its superb Victorian housing stock which is notably broader than some neighbouring roads. Well-located for access to a wealth of shopping facilities, amenities, and transport links, including New Beckenham (London Bridge), Penge East, or Kent House (Victoria) and Sydenham Overground. Moments from the house is Old Farm Path, a charming route through Alexandra Sports Ground and Kent House Fields.

EPC: TBC | Council Tax Band: F



# Floorplan

Lennard Road, SE20

Approximate Gross Internal Area  
198.3 sq m / 2135 sq ft



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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		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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