



**2 Bed
House - Mid
Terrace
St. Lukes Close**

**Asking price
£375,000**

Freehold

- Two spacious double bedrooms
- Bright reception room
- Fitted kitchen
- UPVC double glazing
- Efficient gas central heating
- Approx. 25' rear garden
- Garage at the rear
- Quiet cul-de-sac location
- Close to shops and parks
- Ideal for first-time buyers



St. Lukes Close
South Norwood
London
SE25 4SX

Mid-terrace house located in the St. Lukes Close, London. Built in 2007, this property offers a modern living experience with a well-thought-out layout spanning approximately 678 square feet.

As you enter, you are greeted by a spacious reception room, perfect for relaxing or entertaining guests. The house features two generously sized double bedrooms, making it an ideal choice for first-time buyers or families looking to establish a comfortable home. The fitted kitchen is practical and functional, catering to all your culinary needs.

The property benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout the year. A gas central heating system provides additional comfort during the colder months.

Step outside to discover a delightful rear garden, approximately 25 feet in length, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is a garage located at the rear, providing convenient storage or parking options.

Situated in a peaceful cul-de-sac, this home is perfectly positioned for easy access to local shops, Parklands, and excellent transport links, including bus routes and Tramlink services.

Front Garden

17'7" x 13'0"

Front garden. Small section of shrubs and bushes. Pathway to front door.

Entrance

Hard wood front door with brass fittings.

Entrance Hall

UPVC double glazed windows to side. Built-in cupboard. Laminate wood flooring. Internal door.

Reception room

17'9" x 11'11"

UPVC double glazed windows to front. Radiator. Laminate wood flooring. Stairs to first floor.

Kitchen

12'0" x 9'7"

UPVC double glazed windows to rear. Cupboard housing boiler. Range of wall and base units with work surfaces over. Built-in oven, hob and extractor hood. Built-in dishwasher. Space for washing machine and fridge/freezer. Vinyl flooring. Door to garden.

Landing

Balustrade. Airing cupboard. Access to loft. Laminate wood flooring.

Bedroom One

12'0" x 9'7"

Two UPVC double glazed windows to front. Radiator. Laminate wood flooring.

Bedroom Two

11'11" x 9'4"

Two UPVC double glazed windows to rear. Built-in wardrobes. Built-in cupboard. Radiator. Laminate wood flooring.

Bathroom

Extractor fan. Partial tiled walls. Panelled enclosed bath with mixer tap and shower attachment. Vanity wash hand basin. Low level WC. Heated towel rail.

Rear Garden

19'0" x 13'0"

Patio area. Laid to lawn. Rear access.

Parking

16'10" x 8'4"

Garage to rear.

Tenure

"We are advised by the vendor(s) that the tenure is Freehold".

Authority

London Borough Of Croydon. Band D £2599.91



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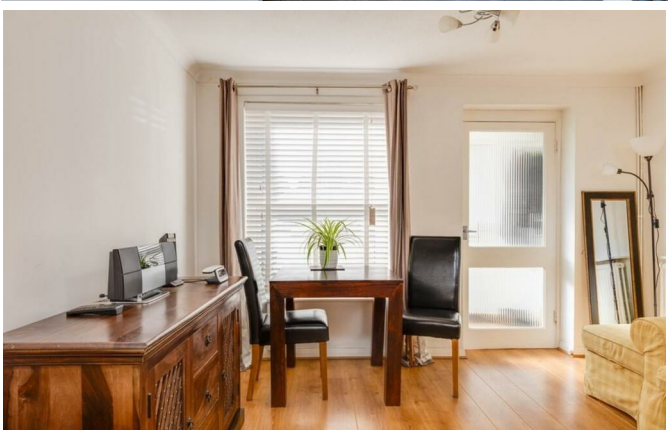


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

CONTACT

5 High Street
London
SE25 6EP

E: Info@northwoods.co.uk
T: 020 8653 3377
northwoods.co.uk

