

# Jukes & Co

## Estate Agents



## Lancaster Road

, London, SE25 4AQ

Offers In The Region Of £875,000



A Spacious Mock Tudor double fronted Detached Loved family home offering flexible accommodation and set on one of South Norwood's most popular roads near the Lakes and just a short walk from the High street with its numerous shops and amenities including a number of eateries and independent cafe's as well as the fabulous transport links from Norwood Junction Train Station giving access to London Bridge in just 13 minutes and also stops via the Overground line. There are a number of Primary and secondary schools close by giving good choice as well as some fantastic open spaces to explore on the weekends. As you step onto the drive the immediate sense of space is realised with an impressive driveway for at least 6 cars on entering the property the space continues with a 12'11 entrance hall, there are two good sized receptions with a further 29' Conservatory and 19'2 study, modern kitchen, Upstairs there are four very good size bedroom and a large family bathroom, integral garage large Rear garden with feature koi pond, further potential to extend to the loft and side. An ideal opportunity to make your mark, so book your viewing now and avoid missing out!



## Porch

Double glazed leaded light Double doors access to entrance hall.

## Entrance Hall 12'11 x 7'10 (3.94m x 2.39m)

Stairs rising to first floor, doors to inner hall leading to w.c, living room and dining room, radiator, parquet flooring, Double glazed leaded light windows to front and side.

## Inner Hall

under stair recess for storage, parquet flooring, door to w.c.

## Downstairs w.c

Low level w.c, pedestal wash hand basin, opaque double glazed window to rear, tiled floor, tiled walls, inset mirror.

## Living Room 18'4 x 12'11 (5.59m x 3.94m)

Double glazed window to front, parquet floor, radiator x 2, Double glazed double doors onto conservatory, door to study.

## Study 19'2 x 10'9 narrowing to 8' (5.84m x 3.28m narrowing to 2.44m)

Double glazed window to front, glazed skylight window units, radiator, parquet flooring.

## Conservatory 29'7 x 8'11 (9.02m x 2.72m)

Glazed skylight window units, double glazed window s and sliding doors onto rear garden, parquet flooring.

## Dining Room 14'8 x 10'11 (4.47m x 3.33m)

Double glazed leaded light window to front porch, parquet flooring, coved ceiling, cornicing, door to front.

## Kitchen 10'10 x 8'8 (3.30m x 2.64m)

Double glazed window to rear overlooking garden, range o wall and base units, integrated 5 ring gas hob, integrated oven, splash back, extractor hood, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer, cupboard housing boiler part tiled walls, door to garage,

## Garage 20'11 x 13' (6.38m x 3.96m)

Door to front, double glazed door to lobby with access to kitchen. door onto garden

## First Floor Landing

Doors to all bedrooms, bathroom, hatch to loft, feature stained glass window to rear, radiator.

## Bedroom One 16' max x 10'11 max (4.88m max x 3.33m max)

Double glazed leaded light window to front, fitted wardrobes, radiator, arch to dressing area/ ensuite area(needung updating) measuring 10'11 x 2'8.

## Bedroom Two 12'11 x 10'3 max into wardrobe (3.94m x 3.12m max into wardrobe)

Double glazed leaded light window to front, built in wardrobe, and drawers with arched vanity unit, shelving and ornate cornicing.

## Bedroom Three 10'10 x 7'10 (3.30m x 2.39m)

Double glazed leaded light window to rear, built in wardrobe, radiator, built in bed unit with storage and wardrobe, shelving and storage.

## Bedroom Four 9'3 x 7'11 (2.82m x 2.41m)

Double glazed leaded light window to front, radiator, built in wardrobe and bed with shelving, ornate cornicing.

## Bathroom 11'1 x 8'9 (3.38m x 2.67m)

Comprising panel enclosed bath with shower attachment, shower cubicle, low level w.c., wash hand basin incorporating storage. opaque double glazed windows to rear, radiator, part tiled walls, airing cupboard.

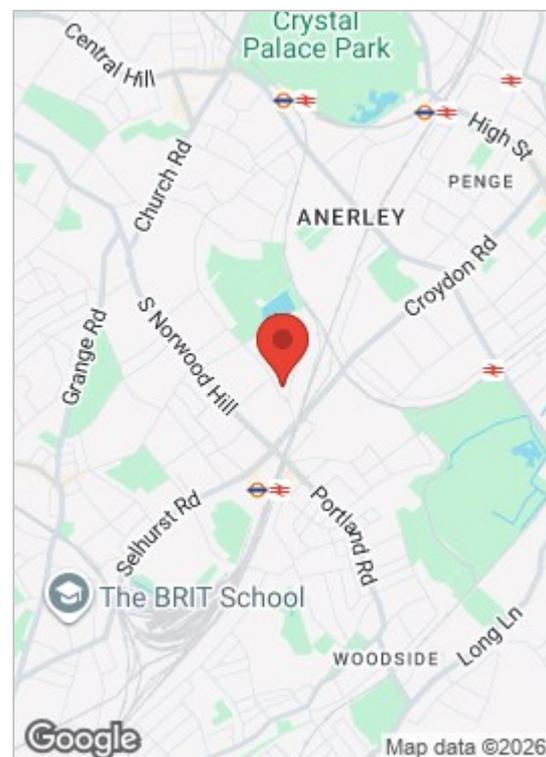
## Rear Garden

Predominantly paved and over two levels with fenced boundaries, path to rear, large koi pond with feature reinforced bridge across, outbuilding storage, access to garage, shed, mature tree and tree beds.

## Front Garden

Gated front with off street parking for at least 6 cars, feature central water feature, car port to front, access to garage and porch, brick built boundaries.

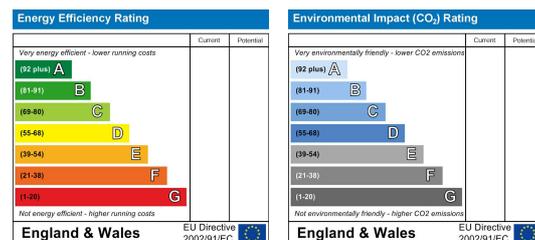
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sales and Lettings

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