



Lennard Road SE20
Guide £500,000 - £525,000

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In general

- Characterful and spacious maisonette
- Superb high ceilings throughout
- Original wood flooring
- Open plan reception of 18' x 16'2 ft
- Two double bedrooms
- Large private garden with deck
- No onward chain
- Excellent transport links

In detail

A grand two double bedroom maisonette with private garden, located within close proximity of numerous transport links, green open spaces and a wealth of local amenities.

Arranged on the ground floor of this impressive semi-detached building, the property offers a superb open plan living space with beautiful stripped wood flooring and a well-equipped galley kitchen. The large bay window allows for an abundance of natural light whilst the wonderfully high ceilings provide a good sense of space.

To the rear is an impressive master bedroom with French doors opening onto a raised deck, a further double bedroom is located to the front of the property and a large family bathroom and separate shower just off the hallway. The garden extends 50ft beyond the deck and provides a large lawned area with mature borders.

Lennard Road is a desirable location, close to several rail links and approximately just 0.3 miles from Penge East and close to New Beckenham and Kent House rail. The property is also being sold with no onward chain.

EPC: D | Council Tax Band C | Lease: TBC | SC: TBC | GR: TBC



Floorplan

Lennard Road SE20

Approximate Gross Internal Area
71.8 sq m / 773 sq ft



Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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