



Lancaster Road SE25  
Guide Price £900,000 - £925,000

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# In general

- Substantial semi-detached house
- Six bedrooms
- Ample off street parking and a garage
- Close to Norwood Lakes
- Nearby Norwood Junction rail links
- Excellent room proportions
- Modernised kitchen / diner

# In detail

A larger than average six bedroom semi -detached house well placed for multiple transport links and within close proximity of South Norwood Lakes.

Extended and enhanced by the current owners over a number of years, this characterful family house now boasts 2154 Sq. Ft / 200.1 Sq m of accommodation over three floors, and was initially the school masters house, built in 1916. This was originally and still remains the largest house on the “Norhyrst” Estate.

A recent addition is a ground floor with wet room, whilst further notable points include two 16ft reception rooms, a recently modernised kitchen/diner, utility/study, five bedrooms upstairs, lots of fitted storage and features such as original stained glass, exposed wood work and original staircase.

Externally there is off street parking for numerous vehicles, a garage, and a 49ft rear garden with a covered patio.

This location is well served by Norwood Junction rail (fast to London Bridge) and enables excellent access to shopping and leisure amenities. Also, nearby Cypress Primary school.

This could be an ideal opportunity for a young or growing family seeking their next step.

EPC: E



# Floorplan

## Lancaster Road, SE25

Approximate Gross Internal Area

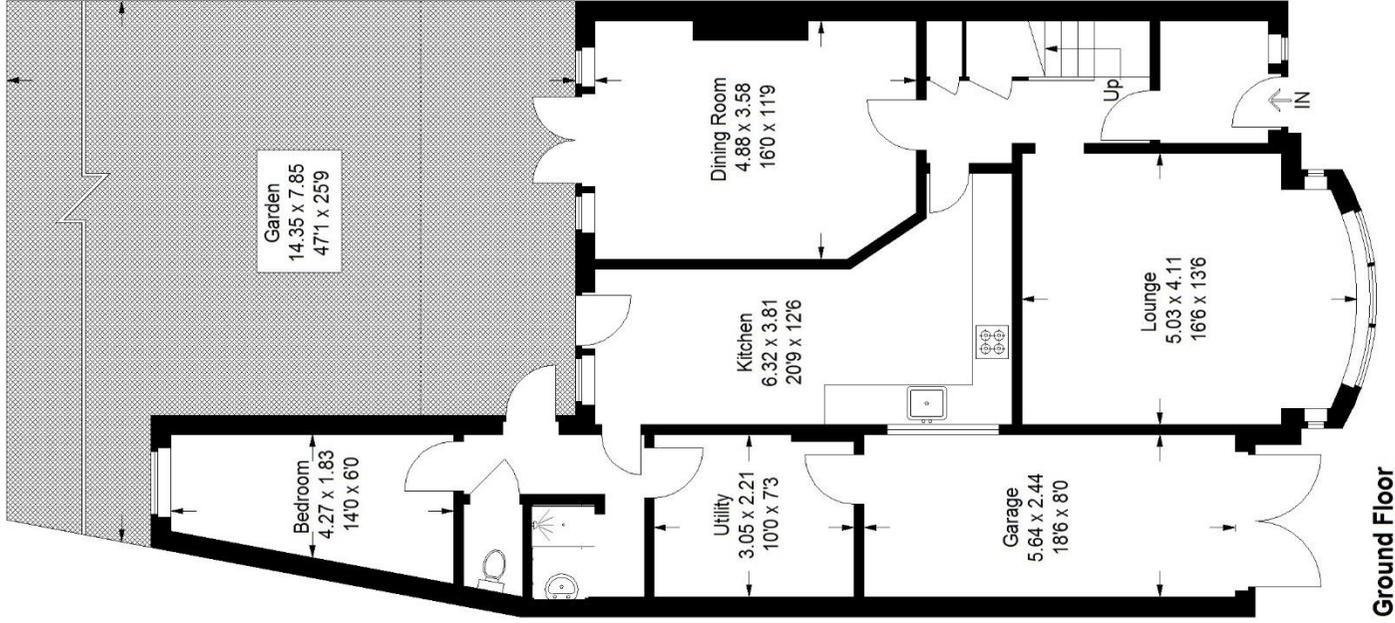
Ground Floor (Including Garage)

106.4 sq m / 1145 sq ft

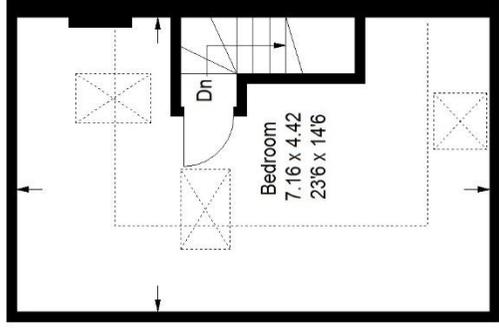
First Floor = 67.1 sq m / 722 sq ft

Second Floor = 26.6 sq m / 287 sq ft

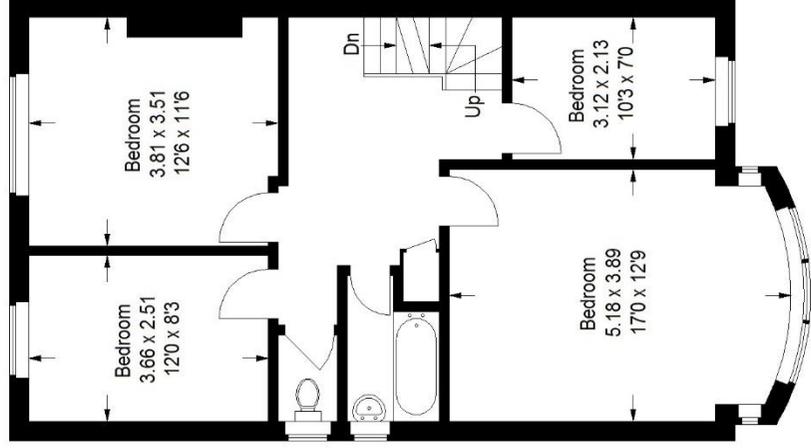
Total = 200.1 sq m / 2154 sq ft



**Ground Floor**



**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0

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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	61   D	61   B
39-54	E		
21-38	F		
1-20	G		

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