



Lancaster Road SE25
£800,000

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In general

- 1871 sq ft / 173.8 sq m
- Four bedroom semi-detached house
- Popular Norhyrst location
- Conservatory
- Ample off street parking
- Nearby rail links
- 21ft kitchen
- Exceptionally well maintained

In detail

A generously proportioned four bedroom semi-detached family house forming part of the popular Norhyrst Estate nearby Norwood lake and grounds.

This exceptionally well presented property has been meticulously maintained and upgraded through many years of ownership and offers a young or growing family the ideal next step, and long-term opportunity. In all, the space totals 1871 sq ft / 173.8 sq m and is one of those rarely available that were originally built with four bedrooms.

Remodelling and additions have been made to include a conservatory overlooking the garden, a 21ft kitchen with plenty of work and storage space, a utility room, and downstairs shower room. The layout works incredibly well and includes a welcoming entrance hall and a spacious first floor landing.

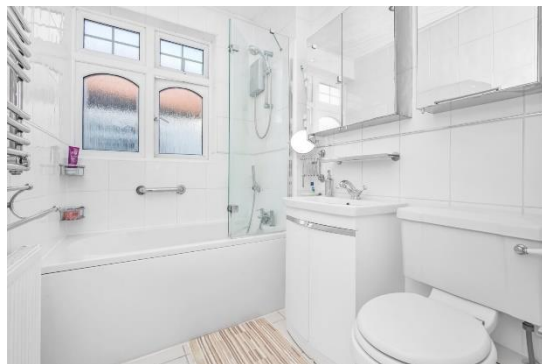
Other notable features include two separate reception rooms, entrance porch, fitted bedroom storage, and potential for an attic conversion (STP).

Externally there is ample gated off street parking and mature front and rear gardens with lots of seasonal planting, the rear enjoying a south westerly aspect.

Lancaster road is well placed for Norwood Junction rail links (fast to London Bridge) and is nearby Cypress Primary School.

Parkland is moments away and offers the perfect lush green stroll.

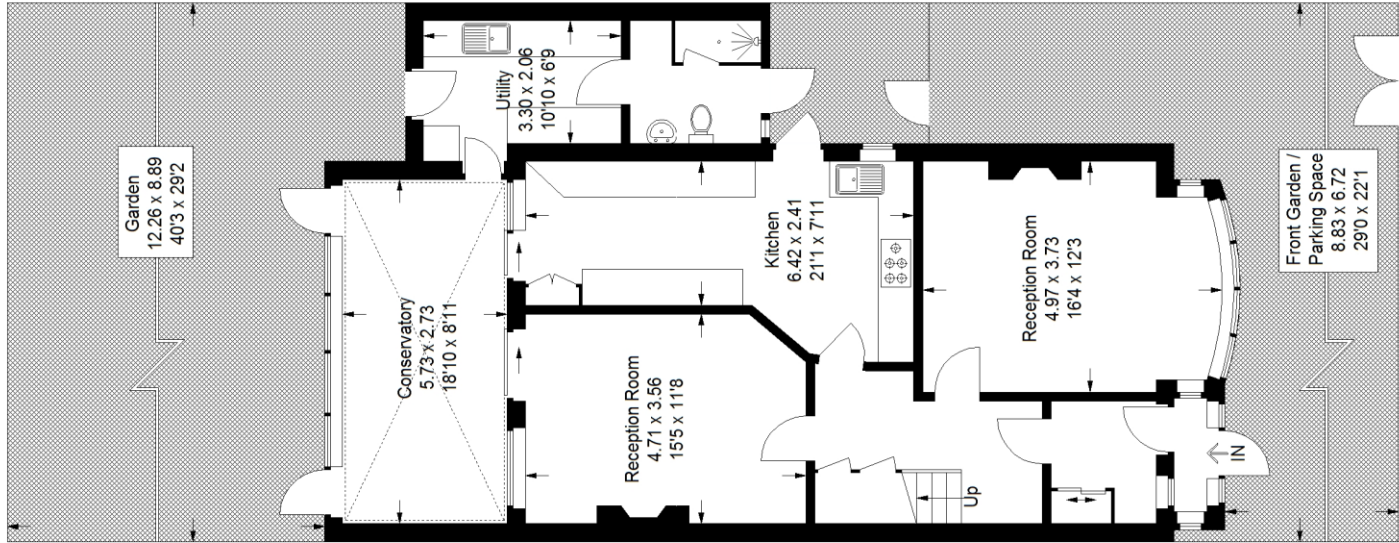
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Floorplan

Lancaster Road SE25

Approximate Gross Internal Area
Ground Floor = 101.0 sq m / 1087 sq ft
First Floor = 66.9 sq m / 720 sq ft
Total = 167.9 sq m / 1807 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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