



Lucas Road, SE20
Guide £650,000

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In general

- Characterful Railway cottage
- Beautifully finished
- Two receptions
- Two double bedrooms
- Kitchen with granite surfaces
- Gorgeous bathroom
- South facing garden
- Garden office
- Moments away from Penge East rail

In detail

The approach to this charming home is inviting, with a gorgeous chequered front path, picket fence and beautiful box sash windows.

Inside, the house has been renovated with great consideration and precision blending modern and period aesthetic harmoniously.

Comprising a front reception with a square bay window and a characterful cast iron fireplace and oak flooring, the dining room provides a lovely space to entertain and dine with plenty of space for plenty of guests, and flows conveniently into the kitchen which offers a range of bespoke cabinetry and gorgeous granite work surfaces.

Upstairs are two double bedrooms with storage and an inspiring bathroom with separate shower, high quality tiling and a large claw foot bath, perfectly positioned under the window to take full advantage of the green views.

To the rear is an attractive south facing garden, with a large patio area and borders stocked with gorgeous established planting which create a lovely green canopy, perfect for alfresco dining or simply whiling the day away with a good book.

Another huge draw to this property is the garden office, fully insulated and ideal for either a work from home space or gym.

Lucas Road is a very pretty residential cul de sac, with a strong sense of community and known to host a popular annual summer street party. Dotted with trees, very close to both Penge East and Penge West rail, a number of coffee shops, restaurants and shopping facilities along the high street.

Crystal Palace Park is a stroll away and has a weekly Sunday market, offers 200 acres of space and benefits from a Brown & Green café, perfect for a spot of lunch.

EPC: D | Council Tax Band: C



Floorplan



Lucas Road, SE20

Approximate Gross Internal Area
(Excluding Office) = 85.4 sq m / 919 sq ft



Ground Floor

First 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	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

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