

Lucas Road, SE20 Guide £650,000 0208 702 9777 pedderproperty.com









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 seperate 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





















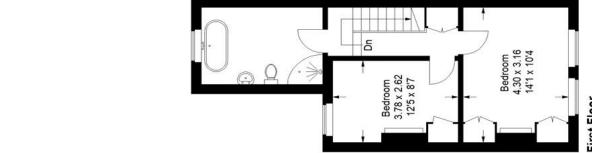


Floorplan

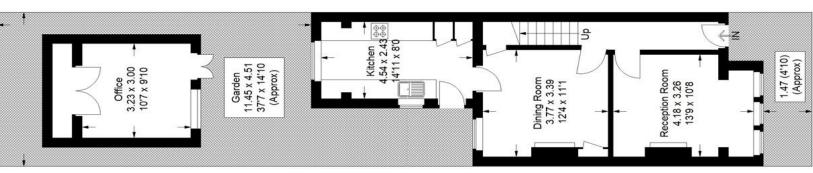
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Approximate Gross Internal Area (Excluding Office) = 85.4 sq m / 919 sq ft





First Floor



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.

