



Lamberhurst Road, SE27 | £1,150,000

02087029888

westnorwood@pedderproperty.com

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In General

- Four bedrooms
- Period home
- South West facing garden
- Great location
- Semi detached
- Great schools nearby
- Close to transport links
- Two bathrooms

In Detail

A superb four-bedroom Edwardian home, set on one of West Norwood's most sought-after residential roads, ideally positioned close to excellent transport links, highly regarded local schools, and a selection of green open spaces.

This characterful property offers approximately 1,979 sq ft of well-proportioned accommodation across two floors, boasting high ceilings, generous room sizes, and an abundance of charming original features. It also presents significant scope for further enhancement.

The home makes an immediate impression with its striking architectural façade, featuring a magnificent gable, a walled front garden, and an original front door adorned with decorative stained glass creating a warm and inviting entrance.

The ground floor comprises two elegant reception rooms, both featuring attractive fireplaces, along with a spacious kitchen/breakfast room that opens onto a beautifully maintained, south-westerly facing garden. Extending over 46 ft, this tranquil outdoor space has been lovingly cared for by the current owner and provides an ideal setting for both relaxation and entertaining. A well-appointed family bathroom completes this level.

On the first floor, there are three generous double bedrooms, a study, and a further family bathroom. The top floor offers a substantial double loft space with excellent potential to create a luxurious principal suite, subject to the necessary planning permissions.

Lamberhurst Road is a highly desirable address within West Norwood, known for its outstanding schools, excellent transport connections, and convenient local amenities. West Norwood station provides direct services to London Victoria and London Bridge.

EPC: D | Council Tax: F



Floorplan

Lamberhurst Road, SE27

Approximate Gross Internal Area
183.9 sq m / 1979 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | 62 | 77 |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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