



Lennard Road, Beckenham  
BR3



*Beyond your expectations*



# A substantial, semi-detached, family home EPC:E

Hamptons International

12 Red Post Hill, Dulwich, London, SE21 7BX

Sales. 020 7738 7622

dulwich@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

3 Reception Rooms | Kitchen | 6 Bedrooms | 3 Bathrooms | Conservatory | Gated Parking | Garage | Garden

Asking Price £1,350,000 Freehold

### Description

A substantial, semi-detached family home spread over three floors with a garage and gated off-street parking for several cars. The house has ample living space with well-proportioned rooms and high ceilings. There are many wonderful period features such as fireplaces, wooden floorboards, charming alcoves and intricate cornicing. The garden extends to over 125' and is very secluded. Planning permission exists for an extension to the side of the kitchen.

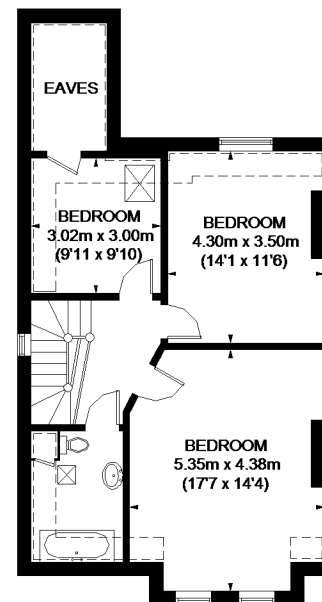
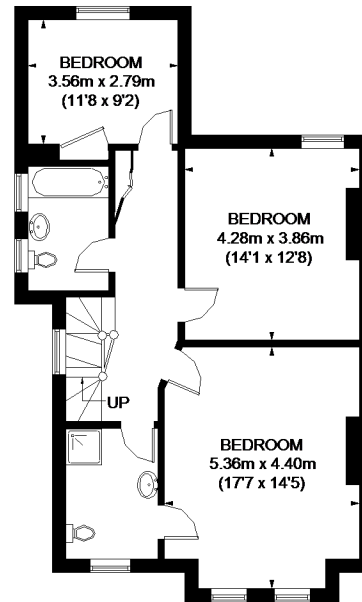
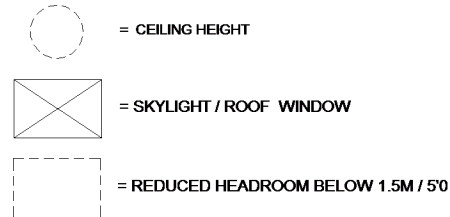
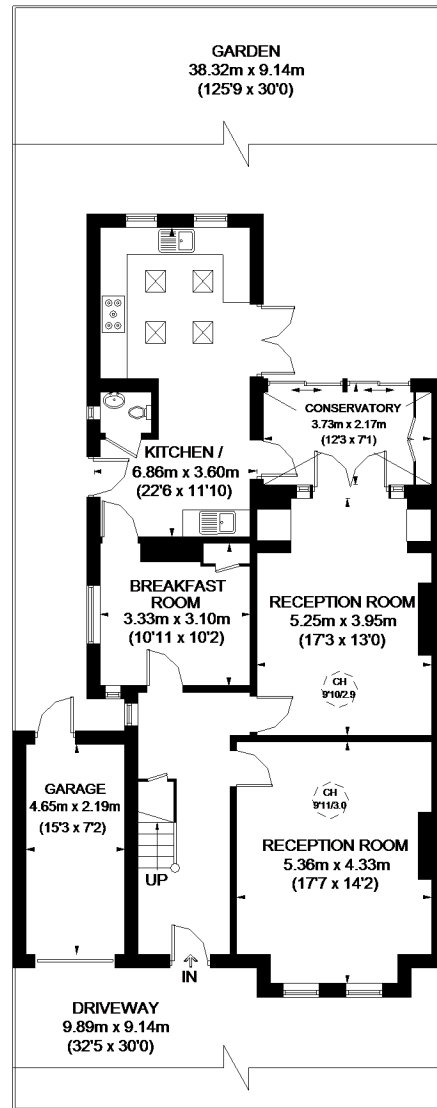
### Location

Lennard Road is between Sydenham and Beckenham and very well situated for transport with New Beckenham station (trains to London Bridge), Kent House (trains to London Victoria) and tramlink services all less than half a mile away. There are excellent schools in the area within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# LENNARD ROAD



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES)  
GROUND FLOOR = 1099 SQ. FT. (102.1 SQ. M.)  
FIRST FLOOR = 793 SQ. FT. (73.7 SQ. M.)  
SECOND FLOOR = 580 SQ. FT. (53.9 SQ. M.)  
GARAGE = 112 SQ. FT. (10.4 SQ. M.)  
REDUCED HEADROOM / EAVES  
131 SQ. FT. (12.2 SQ. M.)  
TOTAL = 2715 SQ. FT. (252.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID278912)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



