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# Lynton Road, London, SE1 5QX

Nestled in the highly sought-after area of Bermondsey, this charming Victorian house on Lynton Road offers a splendid opportunity for those in search of a freehold property. Spanning just over 1100 square feet, this delightful home is ideal for a young family eager to make it their own.

Upon entering, you are welcomed by a spacious entrance hallway that leads to two reception rooms currently used as bedrooms, providing flexibility for your living arrangements. The bright and airy kitchen opens onto a generously sized garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The first floor features three well-proportioned double bedrooms, complemented by a shower room, while an additional shower room is conveniently located on the ground floor. This property is being sold chain-free, making it an attractive option for buyers looking to move swiftly. It has also served as an excellent rental investment for the current owner, showcasing its versatility.

Lynton Road is a picturesque, tree-lined street located just moments away from a vibrant selection of local bars, restaurants, independent shops, and reputable schools, ensuring that all your daily needs are within easy reach. This delightful home truly offers the perfect blend of comfort, potential, and location, making it a must-see for anyone looking to settle in this thriving community. Whether you are a first-time buyer or an astute investor, this property is sure to impress.

- THREE DOUBLE BEDROOM
- TWO RECEPTIONS
- TWO SHOWER ROOMS
- WELL MAINTAINED REAR GARDEN
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN

## Offers Over £800,000 Freehold

## Hallway
Via hardwood door, stair to uppper floor, understair storage cupboard, wood flooring.

## Reception one
10'10 x 10'5 (3.30m x 3.18m)
Window to front, gas radiator, stotorage cubord to reccess, fitted carpet.

## Reception Two
10'0 x 8'0 (3.05m x 2.44m)
Window to rear, gas radiator storage cupboard to reccess, fitted carpet ,

## Kitchen /diner
18'0 x 8'0 (5.49m x 2.44m)
Windows to rear, further window to side aspect, door to garden, inset single drainer one bowl sink unit with mixer tap, oven and hob with extractor fan, inegrated washing machine and fridge/freezer a range of, modern wall and base unit.

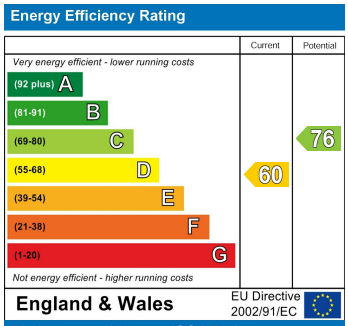
## Ground floor Shower Room
Windows to side aspect, vanity enclosed wash hand basin, low level W/C, tiled flooring.

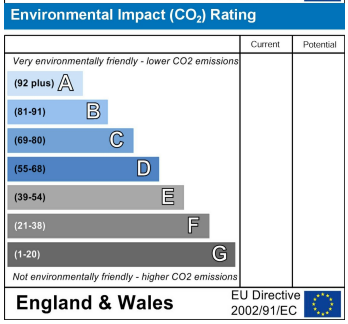
## Bedroom One
13'10 x 10'5 (4.22m x 3.18m)
Windows to front, fitted wardrobe to reccess, gas radiator, fitted carpet.

## Bedroom Two
10'0 x 8'7 (3.05m x 2.62m)
Windows to rear, fitted wardrobes, gas radiator, fitted carpet.

## bedroom Three
9'0 x 8'10 (2.74m x 2.69m )
Wndows to rear, gas radiator, fitted carpet.

## First floor shower room
Windows to side aspect, vanity enclosed wash hand basin, low level W/C, tiled flooring

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