



74 HOLME LACEY ROAD LONDON, SE12 0HR

**£750,000
FREEHOLD**

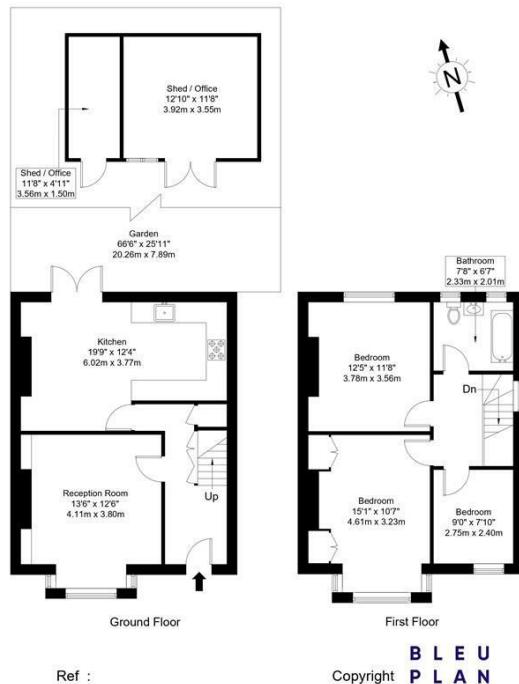
This Semi-Detached, 1930's freehold house has been lovingly renovated throughout and provides a huge 1234 SQ FT of total internal living space. The downstairs benefits from a beautiful entrance hallway, which leads to the a large reception area with plenty of charm. There is also an open plan kitchen and dining area, which leads to the close to 70 ft rear garden. The garden has been beautifully landscaped with a large patio and a decking area towards the bottom. This property also benefits from a garden office equipped with internet, electricity and air conditioning.

As you move upstairs in the property, you will find a spacious landing which leads to two large double bedrooms, a smaller double bedroom and a large, modern family bathroom suite. There is also a large loft, which has scope to extend. The property also qualifies for an on-street residents parking permit with Lewisham council.

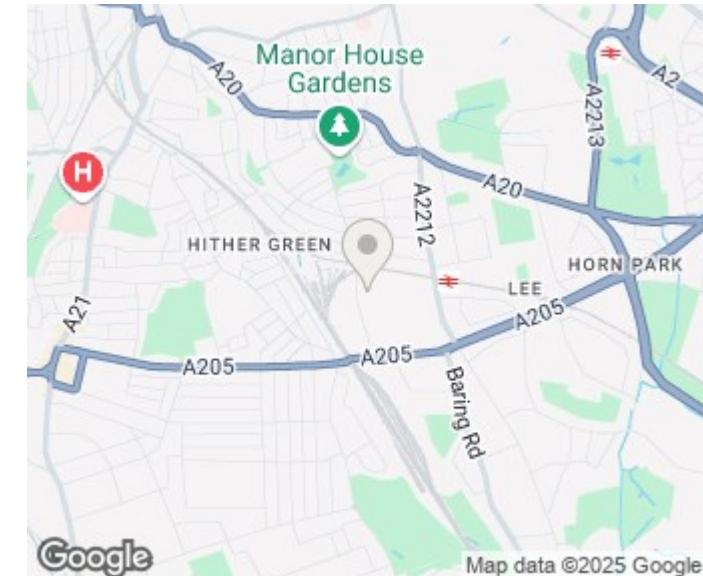
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Approx Gross Internal Area = 94.97 sq m / 1022 sq ft
 Shed / Office = 19.65 sq m / 212 sq ft
 Total = 114.62 sq m / 1234 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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