

Truuli



Furneaux Avenue, London, SE27

£400,000 - £425,000 £400,000 Leasehold

- First floor maisonette
- Private entrance
- Three well - proportioned bedrooms
- Bright and airy throughout
- Potential for conversion (STPP)
- Southerly facing private rear garden
- 12 min (0.6 mile) walk via Knight's Hill to West Norwood railway station
- Walking distance to local amenities in West Norwood High street
- Walking distance to Streatham Common Park
- Off street parking

2, Lansdowne Road, Croydon, London, CR9 2ER

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Furieux Avenue, London, SE27

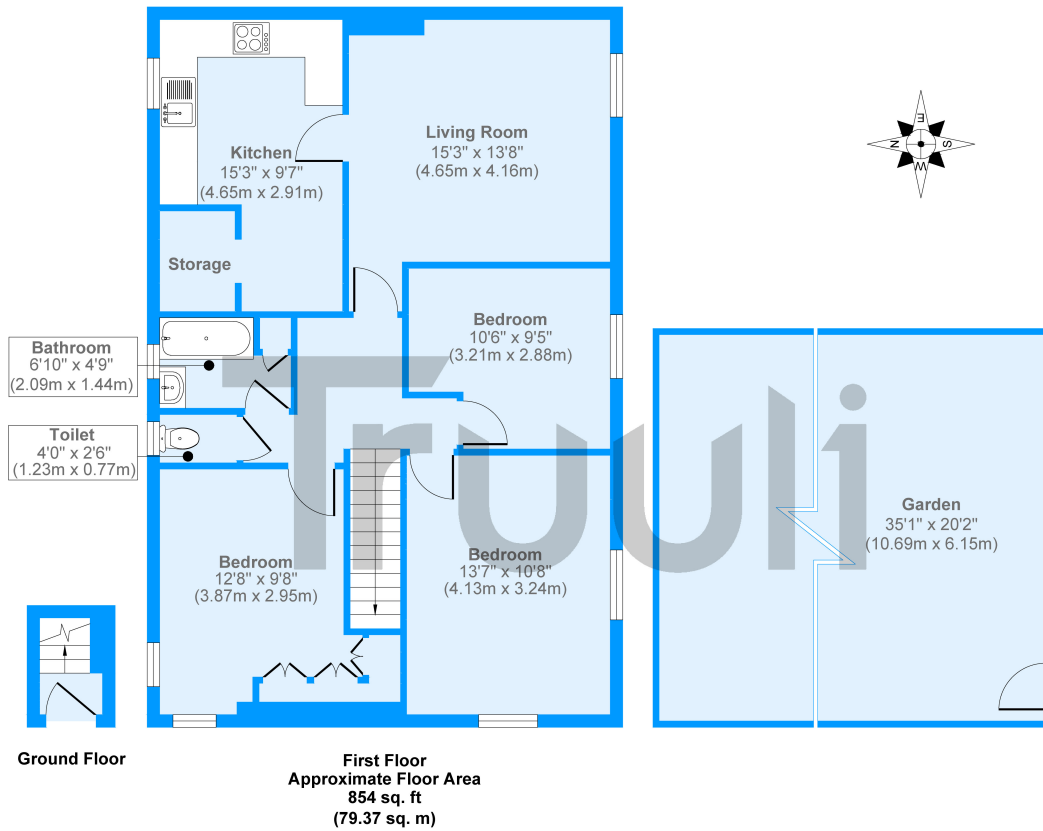
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Vendor Comments "From the first day we arrived in West Norwood we fell in love with the area. This maisonette is ideally situated for you to get into Central London (Victoria or London Bridge stations) within 25 minutes by train from West Norwood Station. We are a short walk away from buses to Croydon, Clapham, Crystal Palace, Euston, Marylebone, Elephant & Castle. You can get to Gatwick airport which is 40 mins by car or 50 mins by train.

It is a bright and airy home which boasts 2 good size double bedrooms and one slightly smaller bedroom that currently has a single bed but originally had a double bed. If you enjoy cooking and entertaining, you'll appreciate the size and set up of the kitchen/diner, with its double oven, dishwasher, plenty of work surfaces and larder. The living room is spacious, warm and inviting, again another great place to entertain, or settle down for a quiet night in.

If like us you enjoy outdoor living, the rear garden offers opportunities for memorable occasions celebrating with family and friends. It has also provided an tranquil office space filled with birdsong for us to work from home during these challenging times. The front garden has off-street parking and an area for the green-fingered among you to plant and prune to your heart's content. This home boasts a secret - the loft space is huge! The possibilities for extending upwards are limited only to your imagination and of course your budget".

Furieux Avenue, SE27



Approx. Gross Internal Floor Area 854 sq. ft / 79.37 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	78	(92 to 100) A	79
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

