

Truuli



Craignish Avenue, London, SW16

£850,000 Freehold

- Detached family home
- Off street parking
- Local to Norbury hall park
- Within easy access of rated GOOD by ofsted primary schools
- Bright and deceptively spacious throughout
- Close proximity to all local transport and amenities

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If you're searching for a spacious family home, then this substantial & imposing five/six bedroom detached period property could be just the one for you. Situated on the sought after 'Scott's Estate' in Norbury, Craignash Avenue is a popular tree lined road that is situated only minutes from the train station and shops. The property is also located close to Norbury Hall park also known locally as the squirrel park. This home has been well maintained by the current owner however there is still potential for a new owner to add their own touches 'here and there' and unlock the untapped potential within this property. Currently the property layout includes a large welcoming entrance hall from which you access the front reception with a large bay window. There is a second reception room that opens on to a dining room with the extended kitchen at the rear that leads to a rear garden, perfect for family parties and BBQ's. A lovely winding stairway takes you to the first floor where there is a family bathroom and three good size bedrooms with built in wardrobes. On the second floor there is a shower room and a further two/three bedrooms. Craignash Avenue is located a short walk from the vibrant London Road and its array of eateries notably Affogato and Costa Coffee, there are many transport links into Croydon shopping centre or to Brixton and the centre of London. Viewings are advised to fully appreciate the sheer size and potential of this lovely family home.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential		Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78		0
55			
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

