

# Truuli



## Norbury Avenue, London, SW16

£875,000 Freehold

- Off street parking for multiple cars
- Tree lined road
- Close to "Good" rated ofsted primary schools
- Well maintained family home
- Close proximity to Norbury Rail Station
- Norbury Park and Croydon BMX club are a stones' throw away
- Impressive rear garden that measures nearly 100ft long
- Downstairs utility room and WC
- Two bathrooms

Station

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

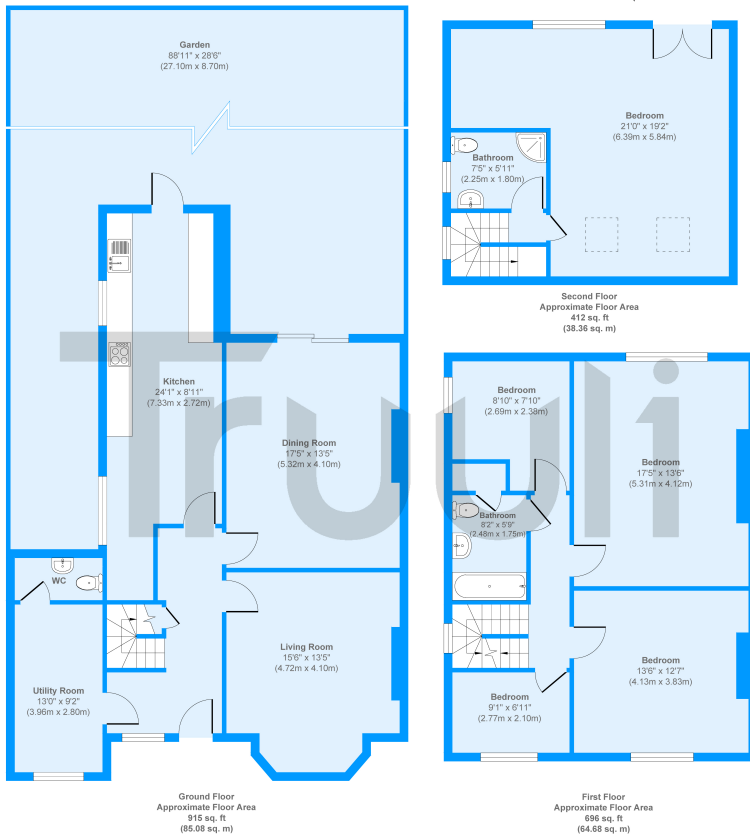
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Norbury Avenue, London, SW16

£875,000 Freehold

If you are looking to get to the train station within a five minute walk then look no further than this lovely five bedroom family home on Norbury Avenue. This five bedroom house is presented to the market in good condition and in our opinion will easily have enough space for the whole family. On the ground floor there is; a large and imposing entrance hallway, two large reception rooms, a separate large kitchen with plenty of wall and base units leading out to an impressive rear garden that measures nearly 100ft long. A downstairs utility room and WC completes the ground floor. Up to the first floor we have two very spacious doubles rooms. Two larger than average single rooms and the main three piece family bathroom. The loft has been converted to add one large bedroom with an en suite shower. This room offers wonderful views of the local area and completes this splendid home. Norbury Avenue is set within a residential road which is in close proximity to Norbury Rail Station giving direct access to London Bridge and London Victoria. You also have the option of bus routes to Croydon and Brixton and an array of local amenities and restaurants on Norbury High Street

## Norbury Avenue



Approx. Gross Internal Floor Area 2023 sq. ft / 188.12 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>73</b>		<b>0</b>
	<b>58</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

