



Sundial Avenue SE25
£685,000

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In general

- Semi-detached house
- Three bedrooms
- Sought after location
- Nearby rail links
- Garage and off street parking
- Two reception rooms

In detail

A generously proportioned three bedroom semi-detached family house positioned on a quiet residential road forming part of the sought after Norhyrst Estate.

The property has been well maintained and improved through many years of ownership and offers a huge amount of potential to any new owner seeking to extend or remodel to suit.

The accommodation is accessed via a welcoming entrance hall and retains the original layout of two spacious reception rooms and a separate kitchen with plenty of storage.

Other points to note include off street parking and a garage, double glazing throughout, options for an attic conversion (STP), and ample fitted bedroom storage. Externally there is a mature rear garden with a patio seating area - an ideal spot to relax on sunny days.

This location is nearby the popular Norwood Lake and Grounds and works well for fast links to London Bridge at Norwood Junction station.

A great family-orientated neighbourhood and an ideal long-term purchase.

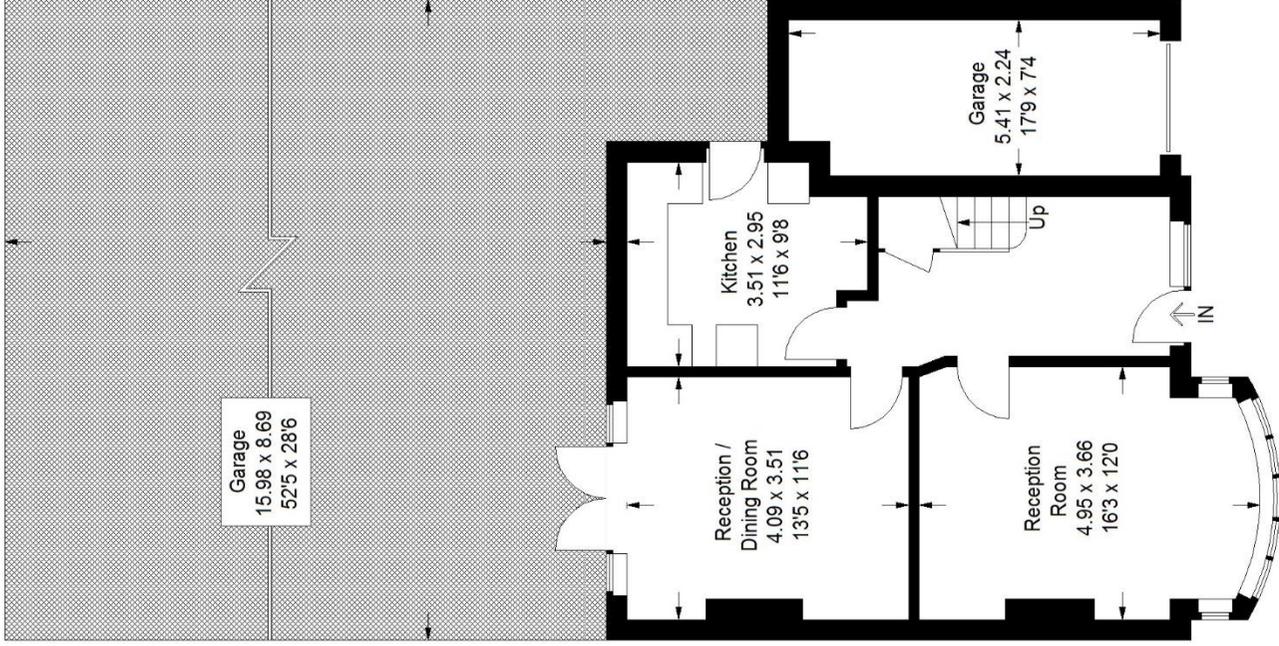
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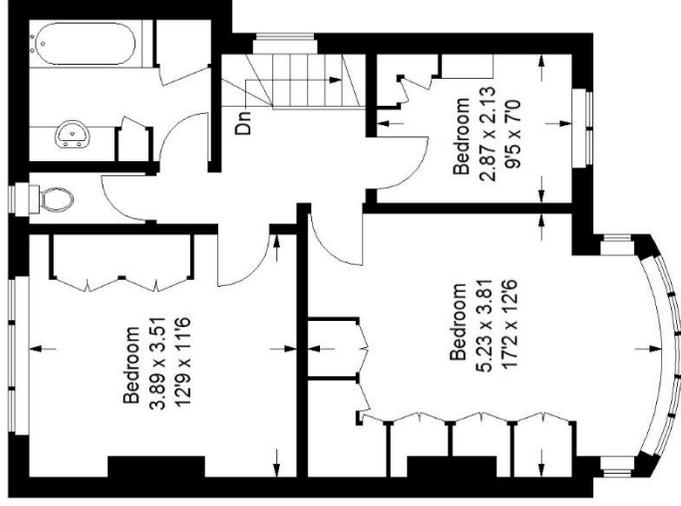
Floorplan

Sundial Avenue, SE25

Approximate Gross Internal Area
 Ground Floor = 53.6 sq m / 577 sq ft
 First Floor = 53.0 sq m / 570 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 118.6 sq m / 1276 sq ft



Ground Floor



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		63 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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