



Norbury Road CR7
£450,000

0208 702 9333
pedderproperty.com

pedder



In general

- End of terrace house
- Neat, low maintenance rear garden
- Double garage
- No onward chain
- Potential to extend (STP)

In detail

A three bedroom end of terrace house positioned on a quiet residential road and available for sale with no onward chain.

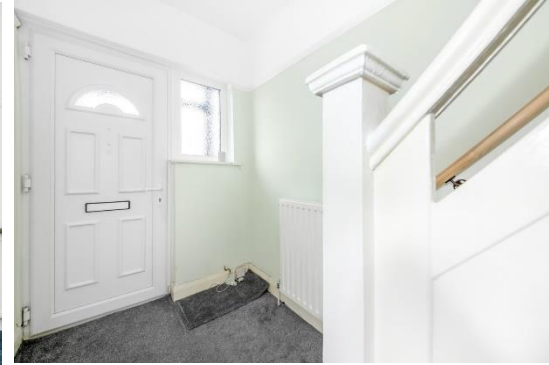
This property has been enjoyed by the existing owners for over 40 years and offers an ideal opportunity for a young or growing family to put their stamp on, and potentially extend the existing living space (STP) if desired.

Highlights include a separate front reception room, an open-plan kitchen / diner, lots of fitted bedroom storage, and a recently upgraded boiler.

Externally there is a low maintenance rear garden with a covered patio and side access, also a double garage (with power and light) that can be accessed via a secure service road.

This location is primarily served by Thornton Heath rail links and is within proximity of Ofsted outstanding schools, GP surgery, and Grangewood Park.

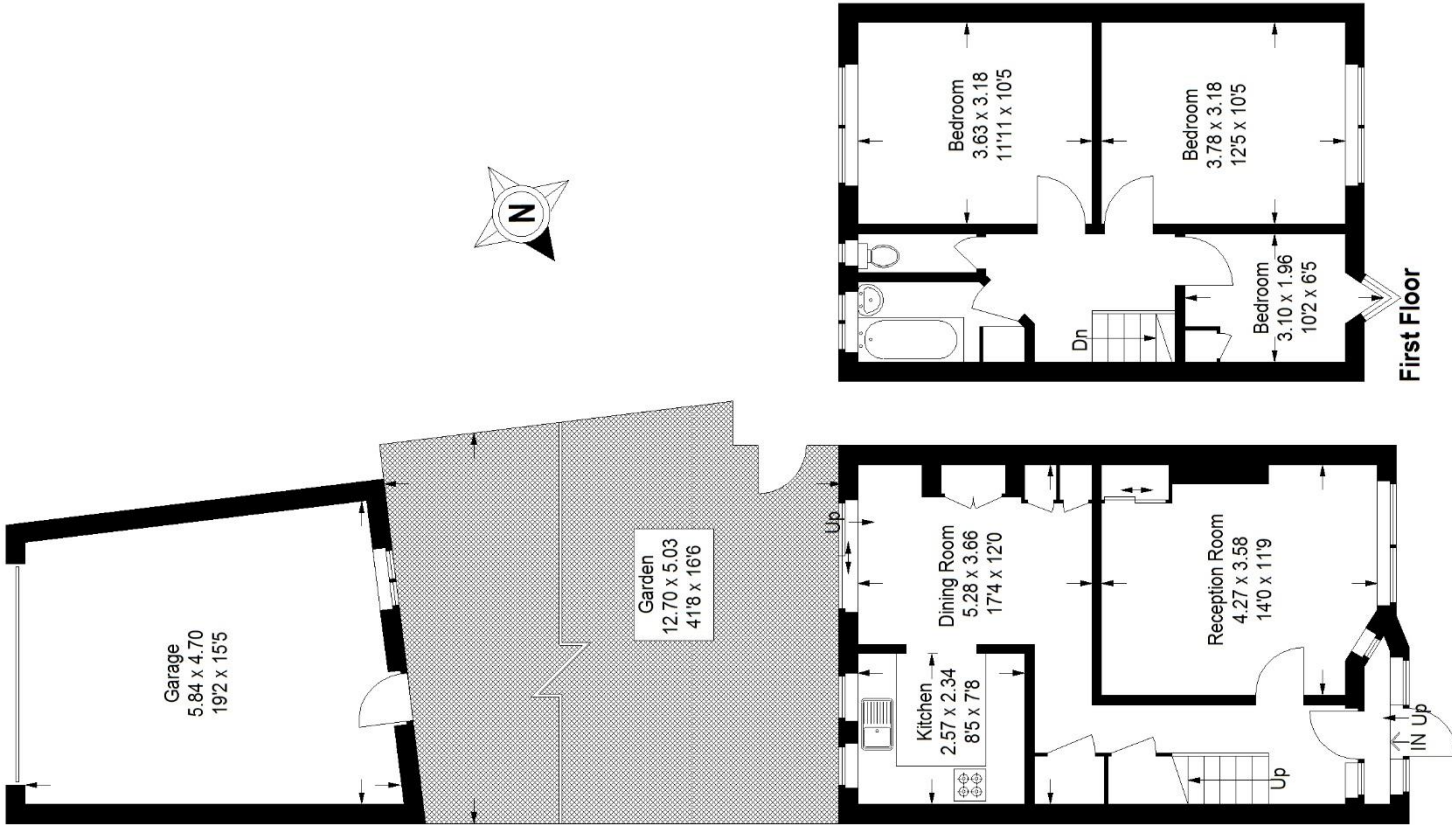
EPC: D



Floorplan

Norbury Road, CR7

Approximate Gross Internal Area
Ground Floor = 44.0 sq m / 474 sq ft
First Floor = 40.5 sq m / 436 sq ft
Garage = 25.4 sq m / 273 sq ft
Total = 109.9 sq m / 1183 sq ft



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2021

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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.