



Norbury Hill SW16
£675,000

0208 702 9333
pedderproperty.com

pedder



In general

- Detached coach house
- Light-filled rear extension
- Generous mature rear garden
- Freestanding home office / gym
- Gated off street parking
- No onward chain
- German designed kitchen
- Characterful accommodation

In detail

A characterful three double bedroom detached Victorian coach house positioned on a popular residential road and available for sale with no onward chain.

This rarely available style of property is arranged over two levels and features a glass-surround rear extension which is flooded with natural light and includes bi-fold doors to the garden.

Central to the ground floor accommodation is a German designed 'Nolte' kitchen which offers excellent work and storage space, an exposed beam, and a sociable sit-up breakfast bar.

Other highlights such as shuttered windows throughout, a four-piece shower room with Travertine tiling, solid wood flooring, feature fireplaces, and stylishly finished decor.

Externally the garden is a maturely planted, lush green space with an elevated patio area and a freestanding home office / gym. There is also gated off street parking at the front of the house.

This location is within proximity of West Norwood and Streatham Common rail links as well as bus routes to Brixton Tube (X68 express).

In our opinion, an ideal opportunity for those seeking a uniquely charming and individual home with the added possibility to extend (STTP)

EPC: E | Council Tax Band D



Floorplan

Norbury Hill, SW16

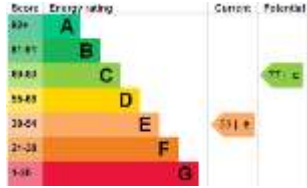
Approximate Gross Internal Area
 Ground Floor = 71.4 sq m / 769 sq ft
 First Floor = 52.6 sq m / 566 sq ft
 Total (Excluding Outbuilding)
 124.0 sq m / 1335 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022

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.



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.