



Norhyrst Avenue, SE25  
£550,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Three bedroom house
- Nearby Norwood Lake and grounds
- Off street parking
- No onward chain
- Long-term opportunity
- Leafy rear garden
- Off street parking

# In detail

A rarely available three bedroom house forming part of the popular Norhyrst Estate, nearby Norwood Lake and grounds.

This neutrally decorated property offers an ideal blank canvas for a new owner to put their own stamp on or extend (STP) if desired - making a comfortable long-term opportunity. Brief highlights include a spacious through reception room with a solid fuel burner, a separate kitchen with solid wood surfaces, three bedrooms, fitted storage, and characterful features. Externally there is off street parking and a lawned rear garden with a raised patio area and a sunny south-westerly aspect.

Norhyrst Avenue is within proximity to popular Cypress Primary school, as well as Norwood Junction rail links (fast to London Bridge), and a community centre and cafe on the edge of the park - ideal for a pleasant green stroll.

No onward chain.

EPC: D | Council Tax Band: E



# Floorplan

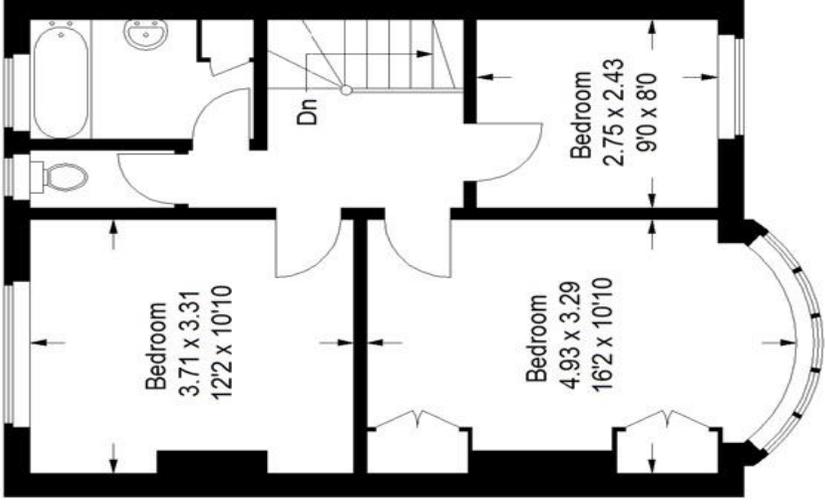
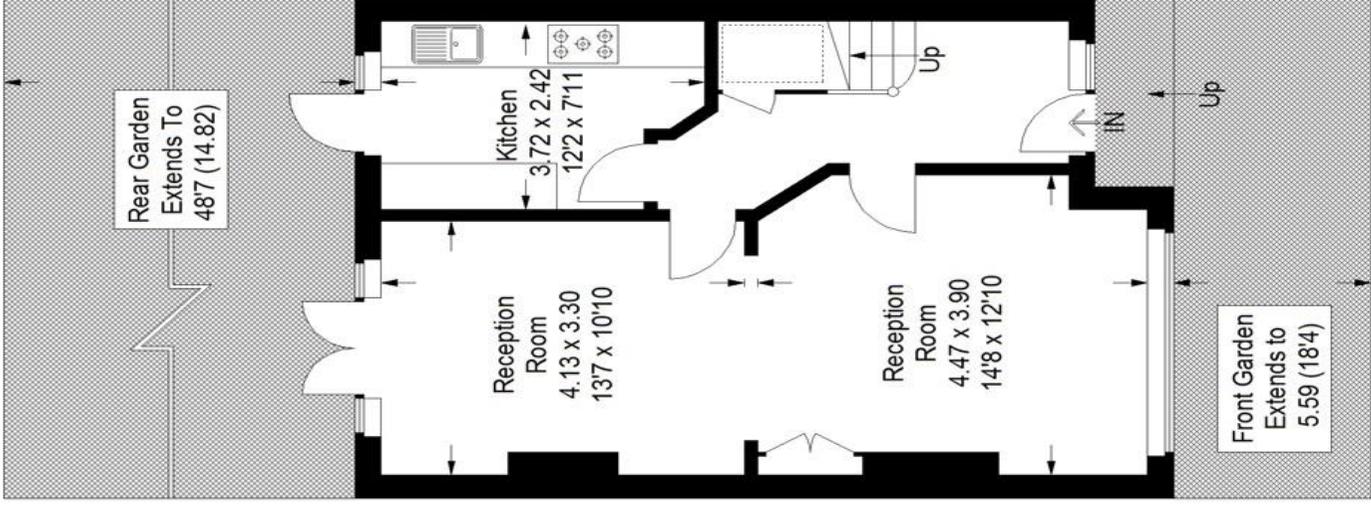
## Norhyrst Avenue, SE25

Approximate Gross Internal Area

Ground Floor = 50.0 sq m / 538 sq ft

First Floor = 48.2 sq m / 519 sq ft

Total = 98.2 sq m / 1057 sq ft



⋮ = Reduced headroom below 1.5 m / 5'0

## Ground 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		85 B
69-80	C		
55-68	D	68 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.