

## Norbury

**£350,000**

This attractive two bedroomed house is situated in heart of the Norbury community. Consisting of newly fitted double glazed windows and professionally painted neutral interior. You are greeted by an open plan hallway/living room to the front, with useful storage cupboard/coat closet. There is a downstairs family bathroom and a spacious high gloss kitchen/dining space to the back. Upstairs are two double bedrooms, one looking out to the front and the other to the back of the house. 2nd bedroom features a clever deep inbuilt cupboard over the stairs for storage. The house features delightful easy to manage front and back gardens. It is situated very close to the main high street, with a private gym, newly refurbished modern library, Good and Outstanding primary and secondary schools in close proximity. It is also close to main bus route to Croydon and Brixton. Plus only 7 min brisk walk away to Norbury train station to travel into central London and Gatwick.

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Lounge 14'3" x 11'8" (4.35 x 3.56)

Kitchen 9'10" x 7'10" (3 x 2.41)

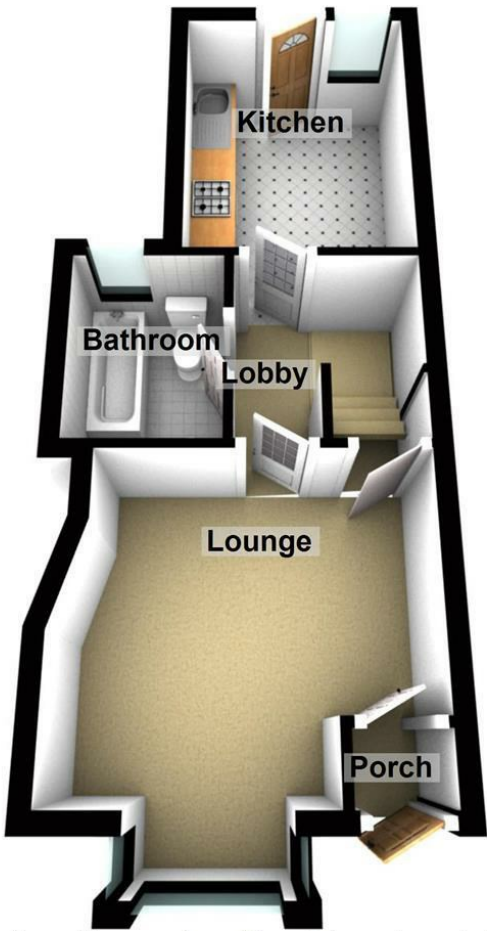
Bathroom 7'0" x 5'1" (2.14 x 1.55)

Bedroom 1 11'8" x 8'7" (3.56 x 2.63)

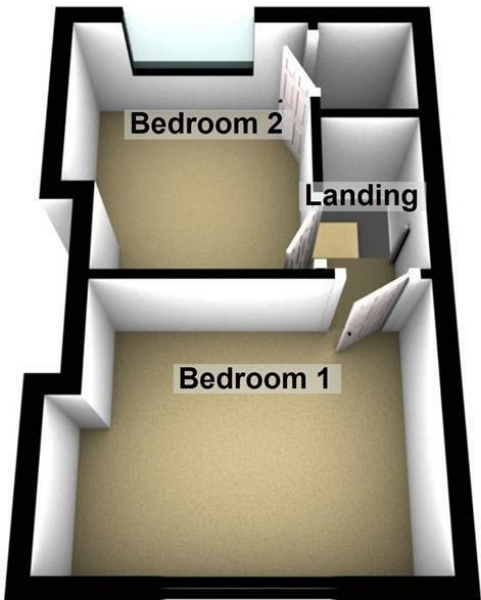
Bedroom 2 10'2" x 8'10" (3.12 x 2.7)

Garden

Ground Floor



First Floor



This plan is for guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



