



## London Road

£600,000

*A three bedroom Bungalow located on a quiet, private road off Pollards Hill South.*

*The accommodation comprises reception room with open arch to dining room, separate kitchen and conservatory. There are three double bedrooms, family bathroom and separate wc. Externally you enjoy a southerly aspect garden to rear, large front garden with ample off street parking as well as a garage to the rear.*

*Forrest Gardens is conveniently situated just 0.9 miles from Norbury train station and the town center, which offers a variety of local restaurants and shops. The property also benefits from easy access to local schools, including state and grammar schools, and adjoins the open green space of Pollards Hill, making it an ideal location for families.*

## *London Road*

**Reception room 20'0" x 10'5" (6.10 x 3.20)**

**Dinner 11'2" x 8'7" (3.41 x 2.62)**

**Kitchen 11'1" x 9'6" (3.40 x 2.90)**

**Main Bedroom 15'5" x 10'2" (4.72 x 3.10)**

**Bedroom 2 11'3" x 10'0" (3.45 x 3.05)**

**Bedroom 3 10'9" x 9'6" (3.30 x 2.92)**

**Conservatory 12'2" x 11'3" (3.73 x 3.43)**

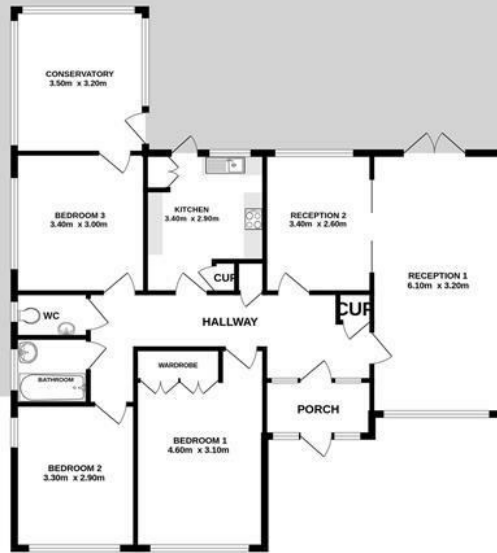
**Garden 47'0" x 47'0" (14.33 x 14.33)**

**Buyers Guide**

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REAR GARDEN  
(approx)  
14m x 14m



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

