

Craignish Avenue

£850,000

Nestled on the esteemed Craignish Avenue in Norbury, this substantial Semi Detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting six well-proportioned bedrooms plus a study and further office, this property is designed to accommodate the needs of a growing family with ease.

The house features two inviting reception rooms, providing ample space for relaxation, entertainment, and family gatherings.

The property is ideally situated opposite a lovely park, perfect for leisurely strolls or outdoor activities with children. Additionally, the convenience of being a short walk away from a Zone 3 station makes commuting into central London a breeze, enhancing the appeal for those who work in the city.

Craignish Avenue is one of Norbury's most sought-after roads, known for its friendly community and proximity to local amenities. This home not only offers generous living space but also the advantage of a prime location.

Council tax band F

EPC tbc

Craignish Avenue

Entrance

Reception 1 16'8" x 13'1" (5.10 x 4)



Staircase

Kitchen diner 17'0" x 16'4" (5.2 x 5)



Reception 2 15'5" x 15'1" (4.7 x 4.6)

Kitchen diner alternative aspect



Craignish Avenue

Kitchen diner alternative aspect



Bedroom 1 15'1" x 13'5" (4.6 x 4.1)



Study 8'10" x 8'10" (2.7 x 2.7)



Bedroom 2 12'1" x 11'5" (3.7 x 3.5)



Terrace



Bedroom 3 12'1" x 8'10" (3.7 x 2.7)



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Bedroom 4 10'2" x 9'10" (3.1 x 3)



Bedroom 6 11'5" x 10'9" (3.5 x 3.3)



Shower room



Second floor shower room



Study 11'5" x 11'1" (3.5 x 3.4)

Bedroom 5 10'5" x 6'6" (3.2 x 2)



Garden 75'5" x 26'10" (23 x 8.2)

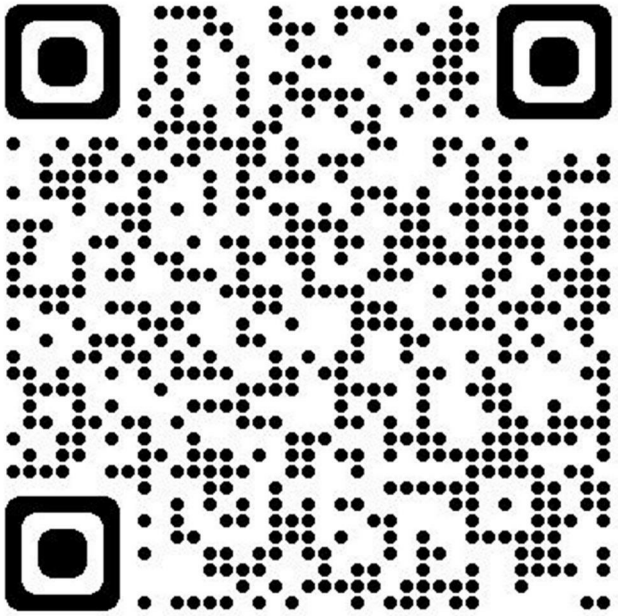


Craignish Avenue

Rear elevation

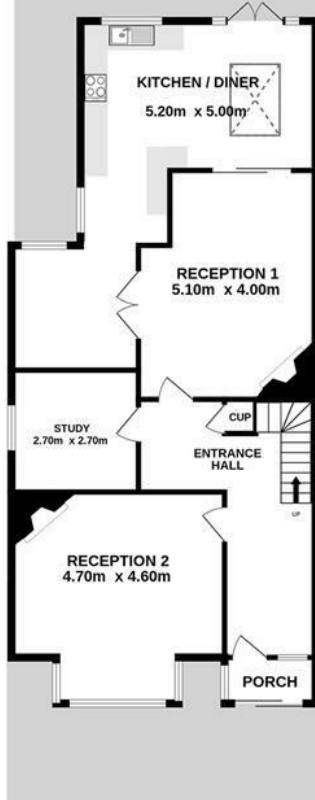


Buyers Guide



GARDEN
(approx)
23m x 8.2m

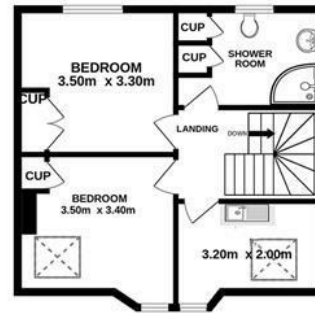
GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

