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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 dinner 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)

Craignish Avenue

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

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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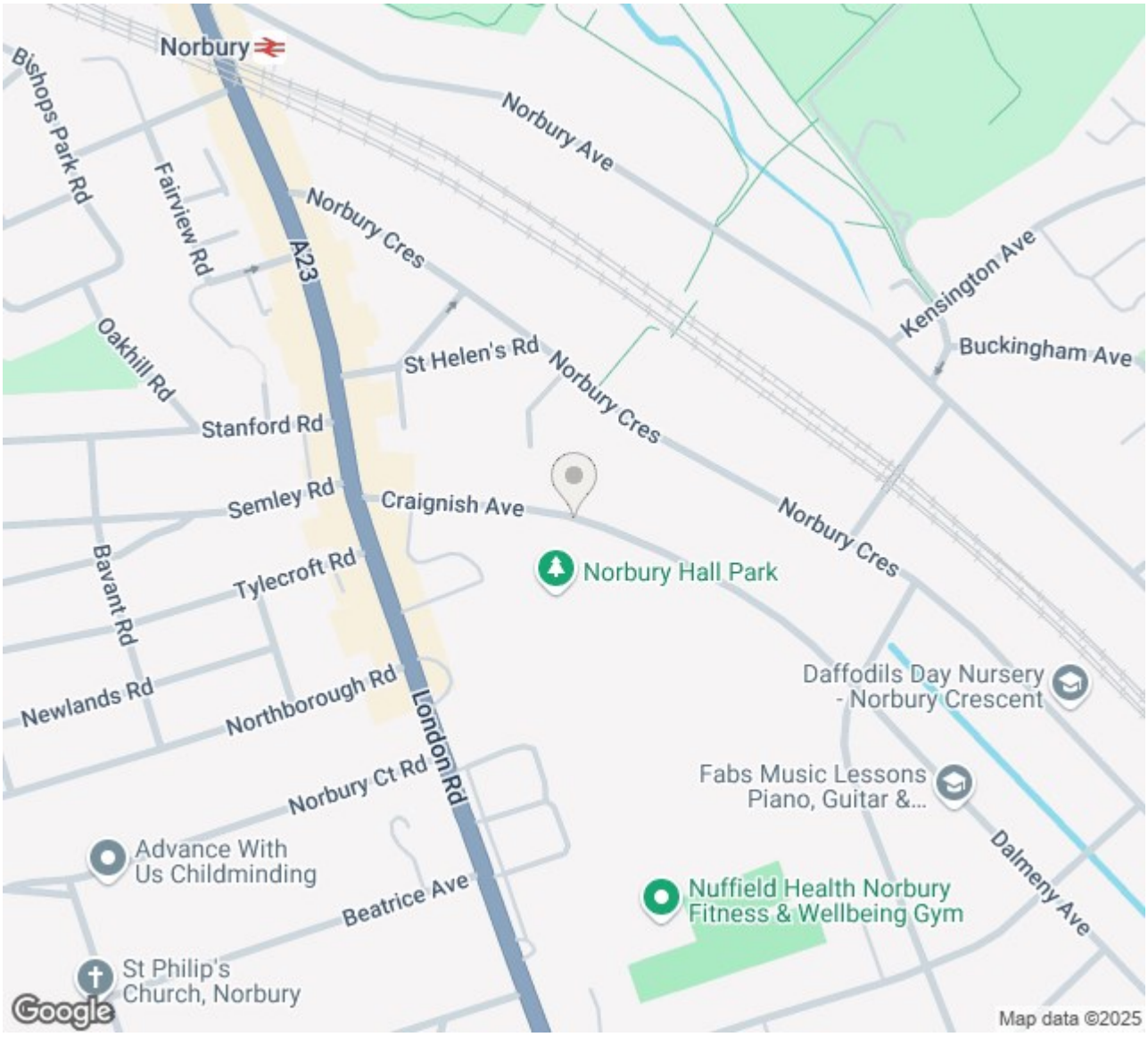
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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	


Norbury
Bishops Park Rd
Fairview Rd
Norbury Ave
Norbury Cres
A23
Kensington Ave
Buckingham Ave
Oakhill Rd
St Helen's Rd
Norbury Cres
Stanford Rd
Semley Rd
Craignish Ave
Norbury Cres
Bavant Rd
Tylecroft Rd
Norbury Hall Park
Newlands Rd
Northborough Rd
Daffodils Day Nursery
- Norbury Crescent
London Rd
Norbury Ct Rd
Fabs Music Lessons
Piano, Guitar &...
Dalmeny Ave
Advance With
Us Childminding
Beatrice Ave
Nuffield Health Norbury
Fitness & Wellbeing Gym
St Philip's
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