1341 London Road, Norbury, London SW16 4BE
Tel: 020 8679 8601 **Email:** enquiries@jamesalexander.com
Website: www.jamesalexander.com

Granville Gardens, Norbury

Offers in excess of £700,000

Nestled in the charming Granville Gardens, this delightful end-terrace house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space – with the potential to use part of the house as a self-contained apartment. The inviting reception rooms are adorned with elegant parquet flooring, creating a warm and welcoming atmosphere throughout the home.

Alongside the through-lounge, sun room and spacious kitchen, the ground floor features a utility room and shower room.

Step outside to discover a lovely south-east facing garden, perfect for enjoying sunny mornings or hosting gatherings with friends and family. There, you'll find a cedar-clad outbuilding: equipped with power and internet access, and soundproofed to 40dB, it's the perfect space for a home office or creative studio.

Convenience is at your doorstep, with Norbury Station a mere three minutes away, providing direct trains to London Bridge, Victoria, Croydon and Watford. The property is situated on a no-through road, ensuring a peaceful environment, while off-street parking for two vehicles adds to the appeal of this charming residence.
Don't miss the opportunity to make this wonderful house your new home.
Council tax band D
EPC rating C

Granville Gardens, Norbury

Entrance hall

Garden Room 15'5" x 8'10" (4.70 x 2.70)

Reception 27'6" x 12'1" (8.4 x 3.7)

Kitchen 9'10" x 8'6" (3.00 x 2.6)

Reception second aspect

Utility Room 9'2" x 8'6" (2.80 x 2.6)

Shower room

Study/Bedroom 4 15'8" x 7'2" (4.8 x 2.2)

Landing

Bedroom 1 13'9" x 11'5" (4.2 x 3.5)

Granville Gardens, Norbury

Bedroom 2 13'1" x 9'10" (4.0 x 3.0)

Garden 72'2" x 26'2" (22 x 8)

Bedroom 3 9'2" x 7'2" (2.8 x 2.2)

Buyers Guide

Bathroom

Bathroom additional aspect

Back elevation

Sun Room 19'0" x 7'6" (5.8 x 2.3)

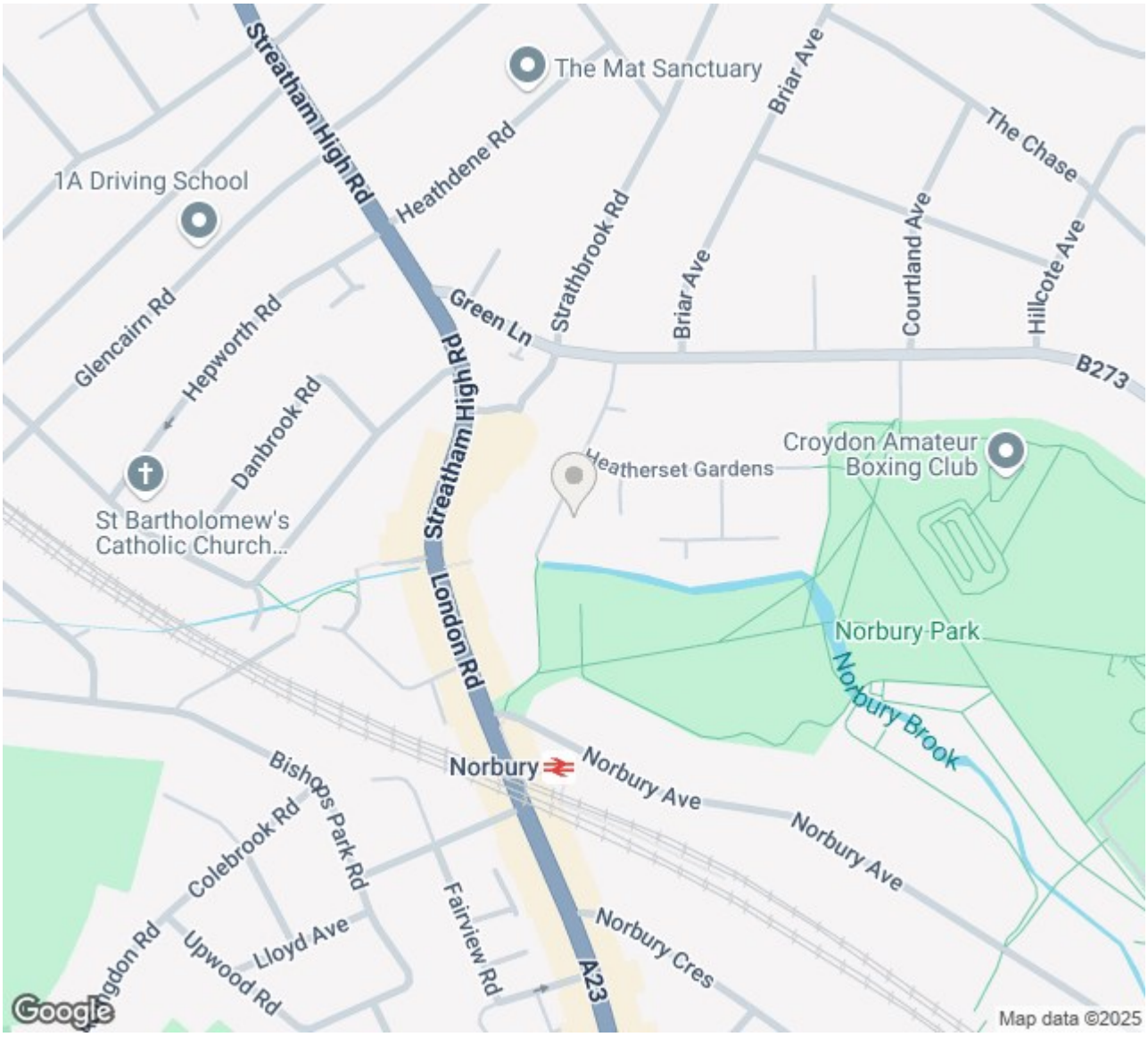
Garden room inside

TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	


Streatham High Rd
The Mat Sanctuary
Briar Ave
The Chase
1A Driving School
Heathdene Rd
Strathbrook Rd
Courtland Ave
Hillcote Ave
Glencairn Rd
Hepworth Rd
Green Ln
B273
Danbrook Rd
Croydon Amateur Boxing Club
Heatherset Gardens
St Bartholomew's Catholic Church...
London Rd
Norbury Park
Norbury Brook
Norbury
Norbury Ave
Bishops Park Rd
Colebrook Rd
Fairview Rd
Lloyd Ave
Upwood Rd
A23
Google
Map data ©2025