



## **Tylecroft Road, Norbury**

**£450,000**

*James Alexander are delighted to present this bright and spacious two/three bedroom house on Tylecroft Road in Norbury. Positioned close to the London road this property offers a short walk to local shops and has a zone 3 station close by. Additionally the property is ready to move in with gas central heating, double glazing, modern kitchen, spacious bathroom and nicely landscaped garden all present. Viewing by appointment*

*EPC Rating C*

*Council tax band C*



## Tylecroft Road, Norbury

Reception front aspect 24'7" x 11'5" (7.5 x 3.5)

Kitchen 11'6" x 5'11" (3.52 x 1.82)



Reception rear aspect

Bathroom 10'1" x 5'10" (3.09 x 1.8)



Thru reception view

Bedroom 1 13'6" x 11'0" (4.12 x 3.37)





## Tylecroft Road, Norbury

**Bedroom 2 10'11" x 10'3" (3.33 x 3.14)**



**Bedroom 3/study 10'3" x 5'11" (3.13 x 1.82)**

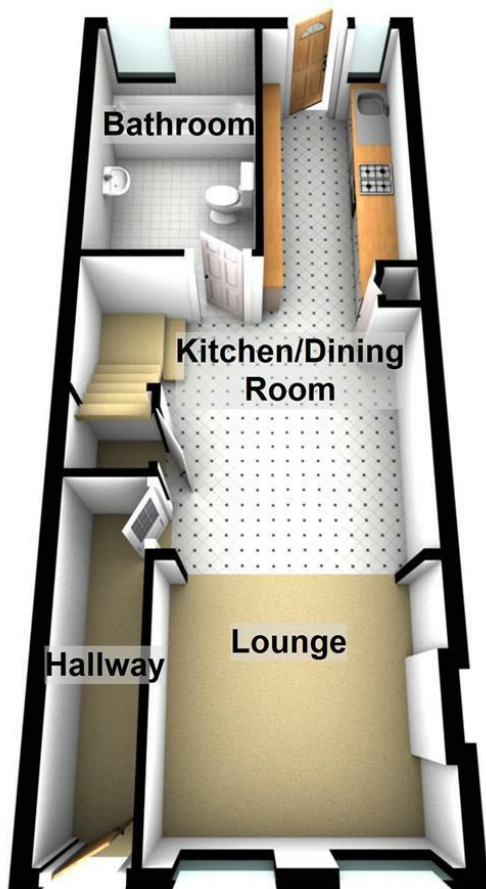


**Garden**

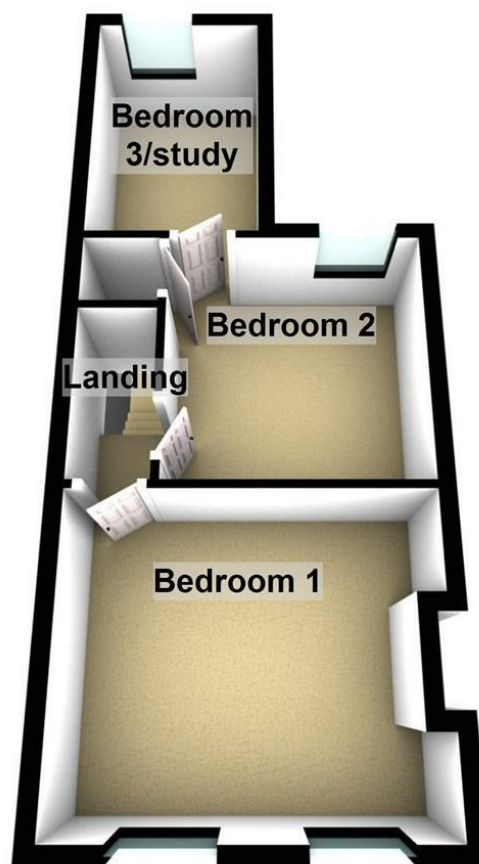


**Buyers Guide**

## 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>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



