## C James & Co - Tooting

#### SALES AND LETTINGS SPECIALISTS









# 32 Norbury Cross, London, SW16 4JQ £570,000

Nestled in the charming area of Norbury Cross, this delightful mid-terrace house offers a perfect blend of comfort and style. Spanning an impressive 865 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three bedrooms, there is ample space for families or those seeking a home office.

The house features a thoughtfully designed bathroom, ensuring convenience for daily living. Built in 1920, it retains a sense of character while being well presented and lovingly maintained by its current owner. The property benefits from a south-west facing rear garden, providing a serene outdoor space to enjoy the beauty of nature and the pleasure of far-reaching views, particularly stunning during clear evenings when the sunsets paint the sky.

For those with vehicles, off-street parking is a valuable addition, enhancing the practicality of this lovely home. Furthermore, the absence of an onward chain simplifies the buying process, making it an attractive option for prospective buyers.

This property is not just a house; it is a warm and inviting home, ready for its new owners to create lasting memories.

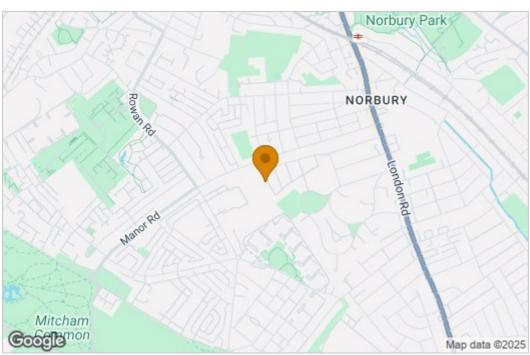
#### Floor Plan



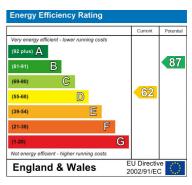
#### Total area: approx. 80.4 sq. metres (865.9 sq. feet)

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. Plan produced using PlanUp.

#### Area Map



### **Energy Efficiency Graph**



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