

FOR SALE



Ardfern Avenue, Norbury SW16

GUIDE £575,000 Freehold

 **4**

 **1**


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Property Description

Samuel Estates is thrilled to introduce this well maintained 4-bedroom property located on Ardfarn Avenue to the market.

Upon entering, the ground floor welcomes you with a spacious, bright, and airy living area. The well-designed kitchen and roomy dining area both provide access to a beautifully kept private garden.

Venturing to the first floor, you'll discover two generously sized double bedrooms, alongside a versatile third bedroom that can serve as a home office. The largest among the bedrooms is ideally located on the second floor.

This property boasts an ideal location, with close proximity to Norbury and Thornton Heath stations, offering direct access to Clapham Junction, Victoria, London Bridge, and Farringdon. Additionally, a short bus or train ride brings you to East Croydon, facilitating convenient travel to Brighton and Gatwick. The expansive and green surroundings of Pollards Hill are a brief stroll away. Streatham High Road also offers a variety shops, bars and restaurants.

Disclaimer

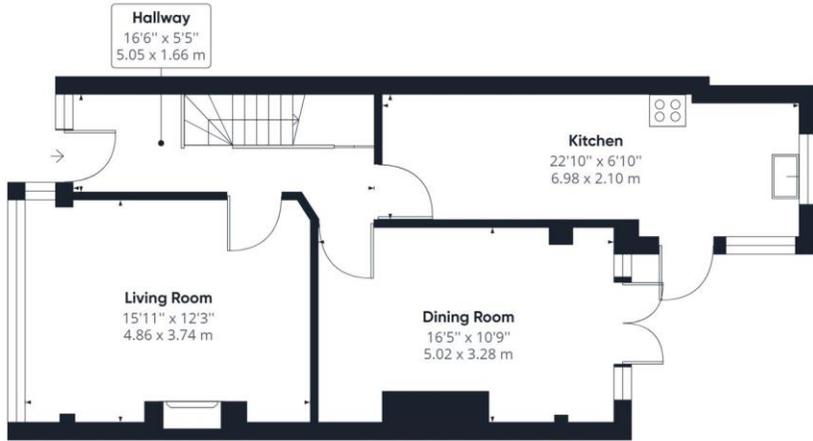
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



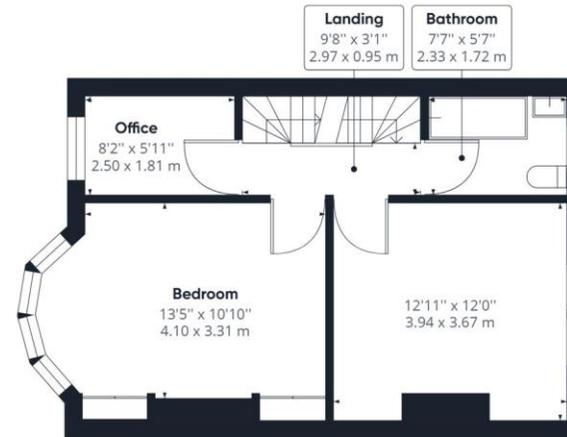
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	57	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1314.76 ft²

122.14 m²

Reduced headroom

49.38 ft²

4.59 m²

(1) Excluding balconies and terraces

 Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Drive



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good coverage

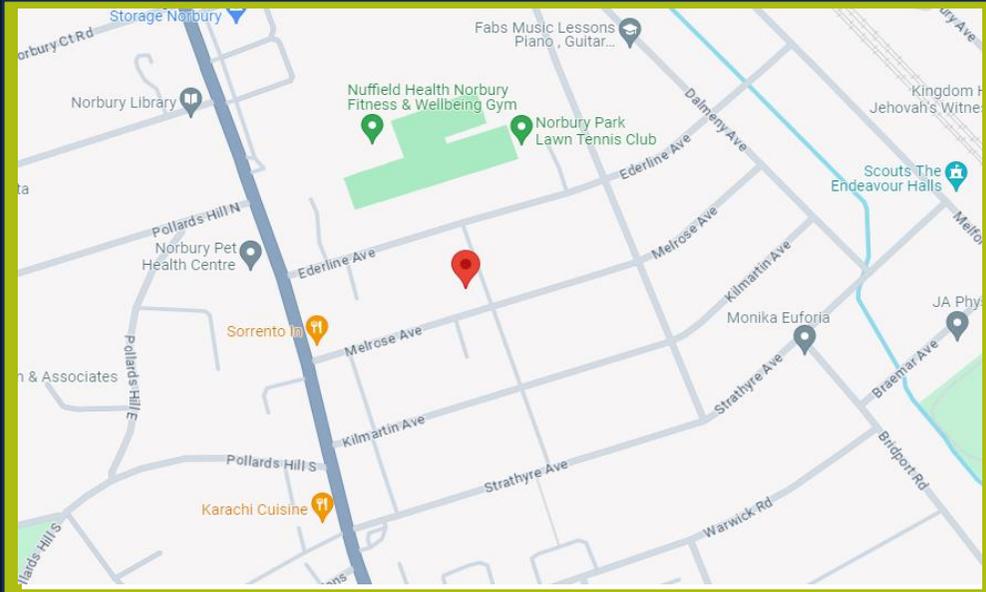


Flood Risk

Has the property been flooded in the past five years: NO
Level of risk: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

