

**FOR SALE**



**Roche Road, Norbury, SW16**

**GUIDE PRICE £635,000 Freehold**

 **5**

 **3**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS



# Property Description

This spacious five-bedroom property, spread over three floors, is ideally situated in the heart of Norbury.

Upon entering, the ground floor welcomes you with two inviting reception rooms, a well-equipped kitchen, an additional utility room, and a dining room that opens out onto a generously sized rear garden. Moving up to the first floor, you'll find two large double bedrooms, a well-proportioned single bedroom, a family bathroom, and a separate toilet. The second floor completes the home with two further bedrooms and an additional bathroom.

Roche road is situated moments away from the shops, restaurants and bars in Norbury. Norbury station is just minutes away providing direct access to London Bridge and London Victoria. Additionally, a short bus or train ride brings you to East Croydon, facilitating convenient travel to Brighton and Gatwick.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
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	

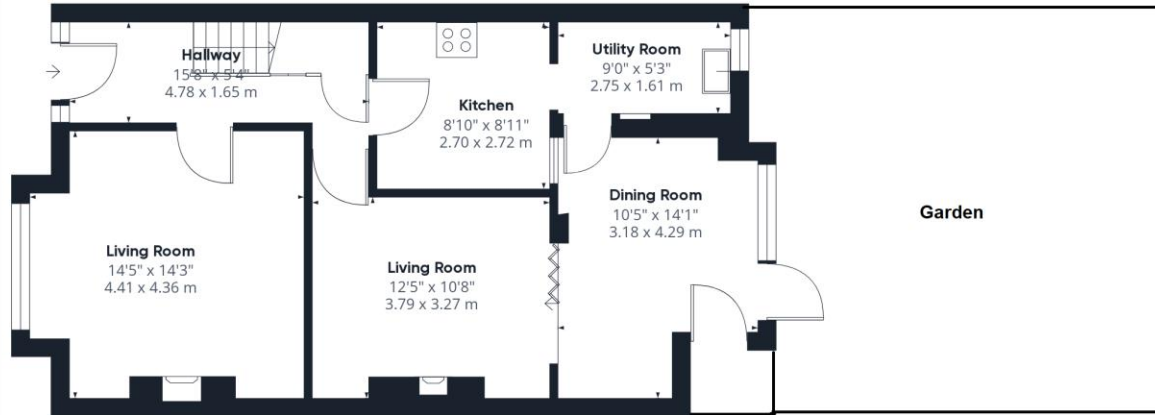
## Disclaimer

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.









Ground Floor

**Approximate total area<sup>(1)</sup>**

1432.78 ft<sup>2</sup>

133.11 m<sup>2</sup>

**Reduced headroom**

44.45 ft<sup>2</sup>

4.13 m<sup>2</sup>

(1) Excluding balconies and terraces

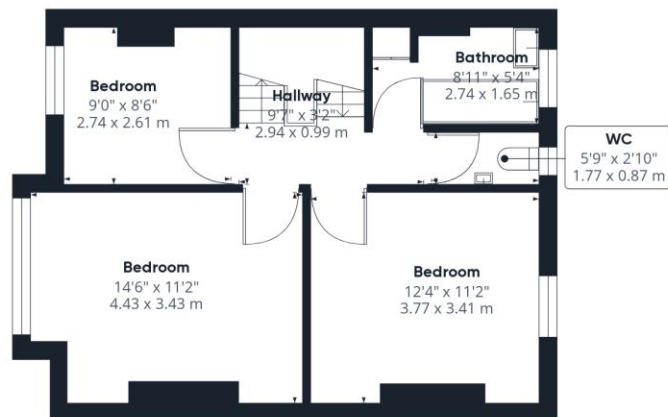
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Floor 2

## Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Croydon Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/  
Superfast/Ultrafast



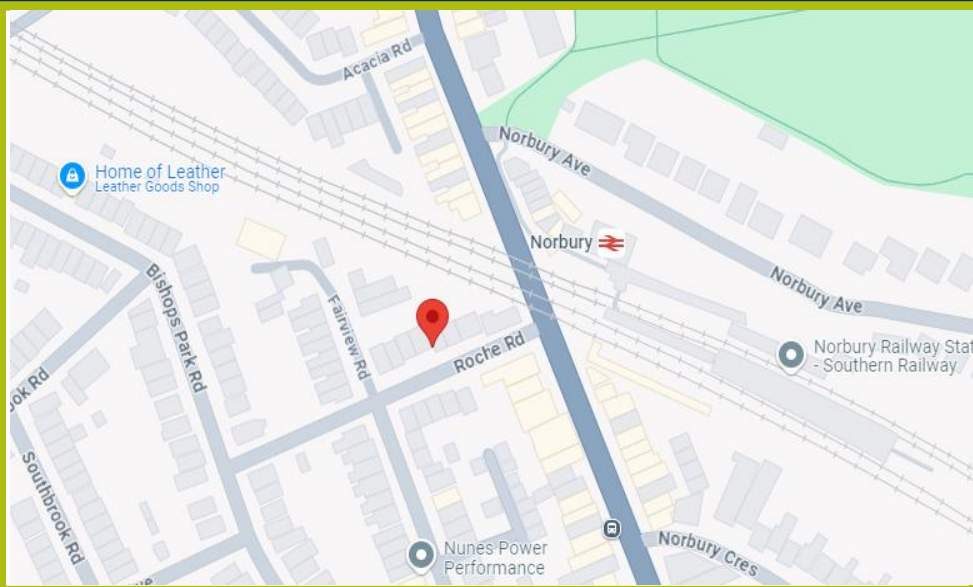
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: 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

