

FOR SALE



Bishops Park Road, Norbury, SW16

GUIDE PRICE £625,000 Freehold

 **3**

 **1**


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Property Description

We are delighted to present this stunning three-bedroom house in a prime location in Norbury offering a blend of spacious interiors and modern comforts, making it an ideal family home.

Upon entering, the ground floor welcomes you with a bright reception room and a convenient WC. The exquisite open-plan kitchen/dining area provide access to a beautifully kept south facing garden, perfect setting for relaxation and outdoor entertaining. 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.

Bishops Park Road is a quiet residential road situated moments away from the shops, restaurants and bars in Norbury. Norbury station is just moments 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.

This property is offered Chain Free.

Disclaimer

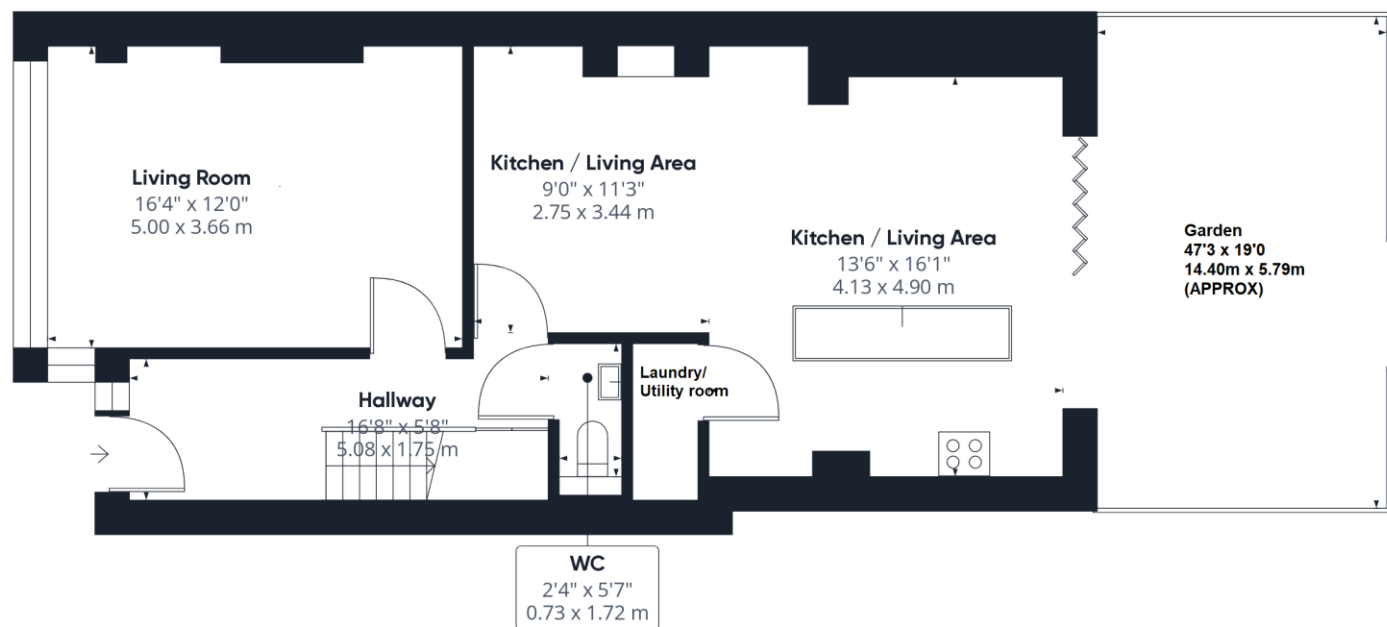
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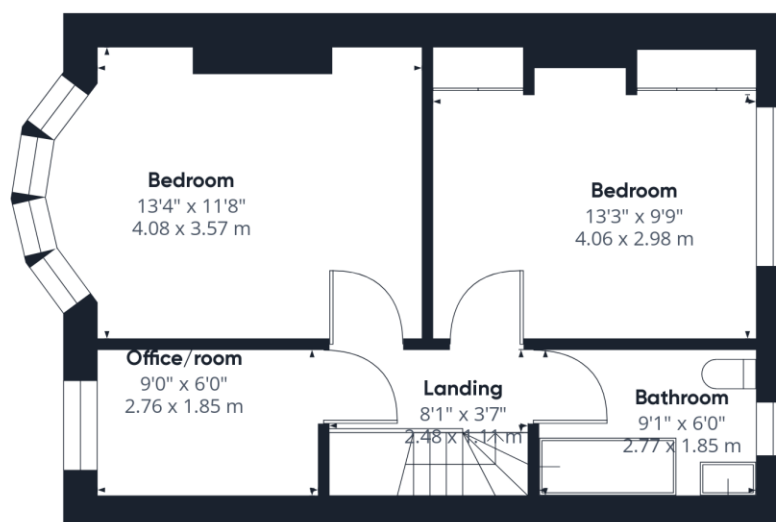
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1087.15 ft²
101 m²

Balconies and terraces

230.35 ft²
21.4 m²

(1) Excluding balconies and terraces

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

Material Information

Tenure – Freehold

Council Tax Band – E

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

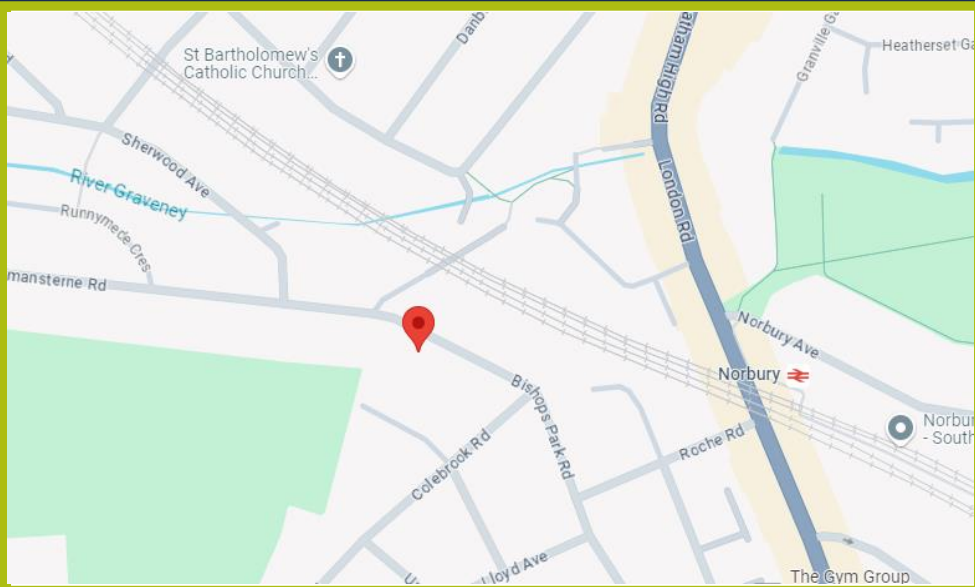


Flood Risk

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



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