

Airport House Business Centre, Croydon,
Surrey, CR0 0XZ

147 Norfolk Avenue,
South Croydon,
Surrey, CR2 8BY



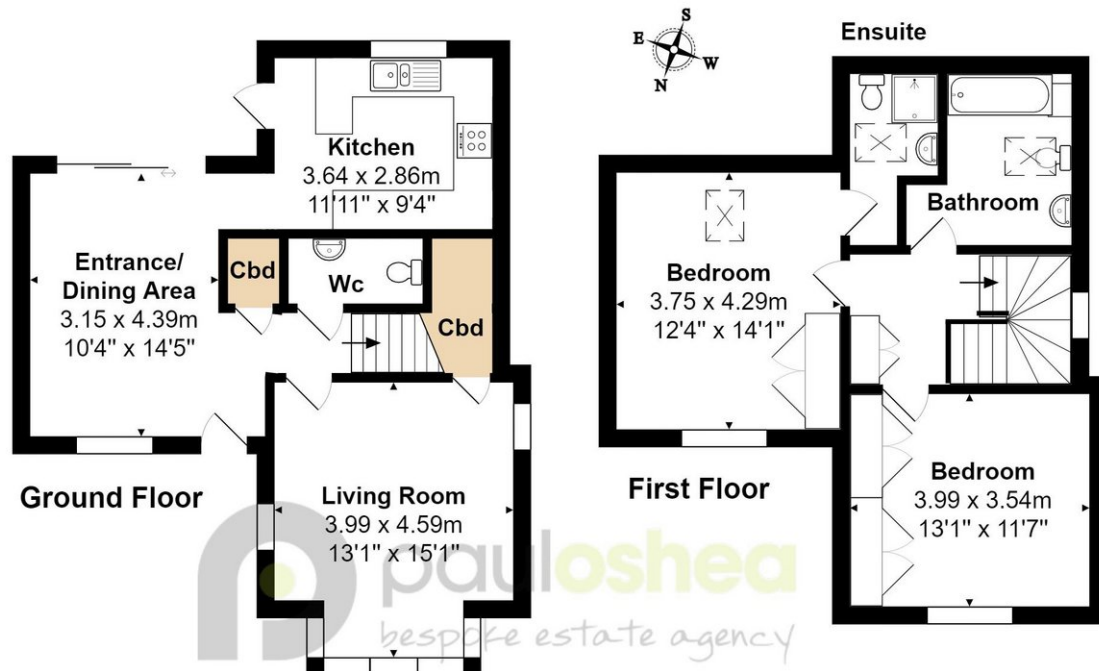
Stunning Low-Carbon, 2-bedroom Home in Sanderstead

Nestled on a picturesque tree-lined road, this meticulously designed detached home offers contemporary living with a focus on sustainability. Thoughtfully crafted to reflect modern trends, it boasts a high-end finish throughout. Step into a bright entrance hall leading to an open-plan kitchen, dining, and entertainment space. The kitchen features heritage green shaker-style units, integrated Bosch appliances, white quartz worktops, and a wraparound breakfast bar. Bi-fold doors flood the space with natural light and open onto a low-maintenance garden. A stylish downstairs cloakroom and a formal reception room with engineered hardwood flooring complete the ground floor.

Upstairs, two spacious double bedrooms await. The master includes a chic shaker-style en-suite with period-style fixtures, while the second bedroom enjoys stunning views over the Sanderstead hills. In keeping with the home's elegant design, the spacious family bathroom features matching fixtures and an olive green vanity unit. Skylights throughout enhance the natural light.

This energy-efficient home has a Valiant Air Source Heat Pump, underfloor heating, and top-tier insulation, achieving an impressive EPC rating of B(82). Designed to minimise running costs, it's perfect for first-time buyers, downsizers, or families seeking a stylish and sustainable home.

Floorplan



Norfolk Avenue

Total Area: 105.2 sq m ... 1132 sq ft

All measurements are approximate and for display purposes only.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Features

- New Home
- Two Bedrooms
- Detached
- 1100 sq ft approx
- 8 Year Structural Warranty
- Two Bathrooms
- South Facing Rear Garden

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