



**Craneswater Park, Norwood Green, UB2 5RW**  
**Guide Price £1,400,000**

**DBK**  
ESTATE AGENTS



## Craneswater Park, Norwood Green, UB2 5RW

### Guide Price £1,400,000

Elevate your lifestyle with this exceptional extended link detached home boasting an impressive 3,095 square feet with sleek, sophisticated and fashionable design elements.

Step inside to discover three generously proportioned bedrooms, each adorned with ensembles for ultimate comfort and convenience. The master bedroom further impresses with an added walk-in wardrobe offering ample storage space and a touch of indulgence.

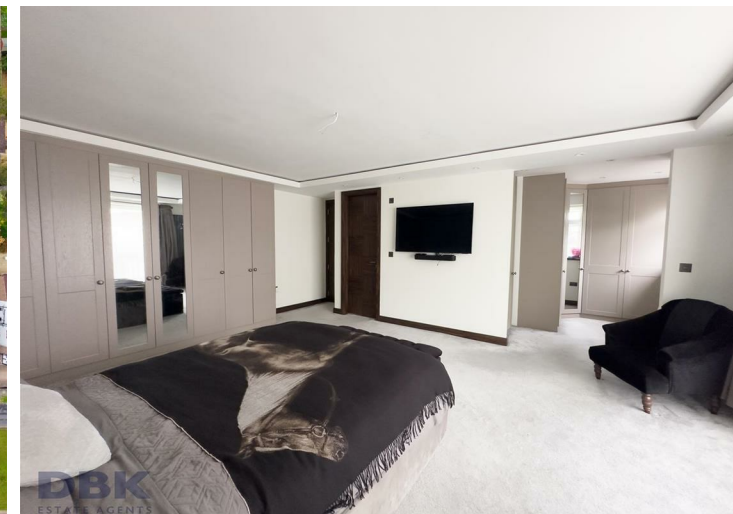
The heart of the home lies in the expansive open-plan ground floor living area, spanning approximately 1,317 square feet. Here, a seamless blend between the reception and kitchen creates an inviting atmosphere for both relaxation and entertaining. The sophisticated bespoke kitchen is a culinary masterpiece, featuring a breakfast island, integrated appliances and exquisite stone worktops.

Additional highlights include a utility room and ground floor WC, ensuring practicality and functionality for everyday living. Outside, the landscaped rear garden beckons with its serene ambiance complemented by a versatile games room for outdoor entertainment. An electric gated driveway provides secure parking adding convenience and peace of mind.

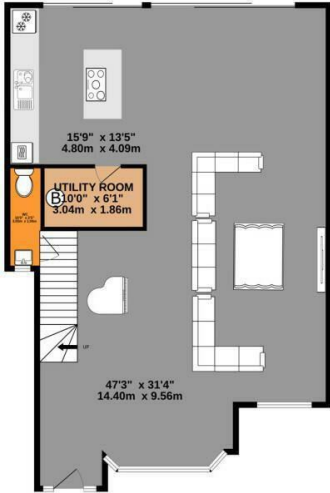
Throughout the home, high specifications and meticulous attention to detail elevate the living experience to unparalleled heights.

## Key Features

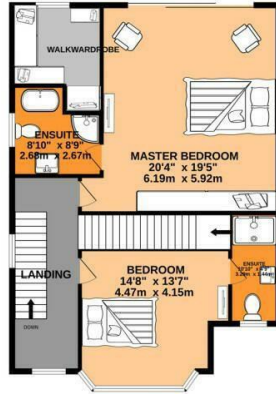
- Extended Link Detached Home Circa 3,095 Sq.Ft
  - Sleek + Fashionable Interior
- Three Bedrooms (All with Ensuites + Master Bedroom with Added Walk in Wardrobe)
- Open Plan Ground Floor Living Circa 1,317 Sq.Ft
- Sophisticated Bespoke Kitchen with Breakfast Island, Integrated Appliances + Stone Worktops
  - Reception + Dining Area
  - Utility Room + Ground Floor WC
- Landscaped Rear Garden with Games Room
  - Electric Gated Driveway
  - High Specifications Throughout



GROUND FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.



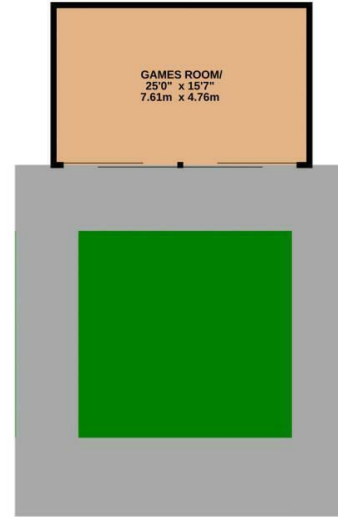
1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



2ND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

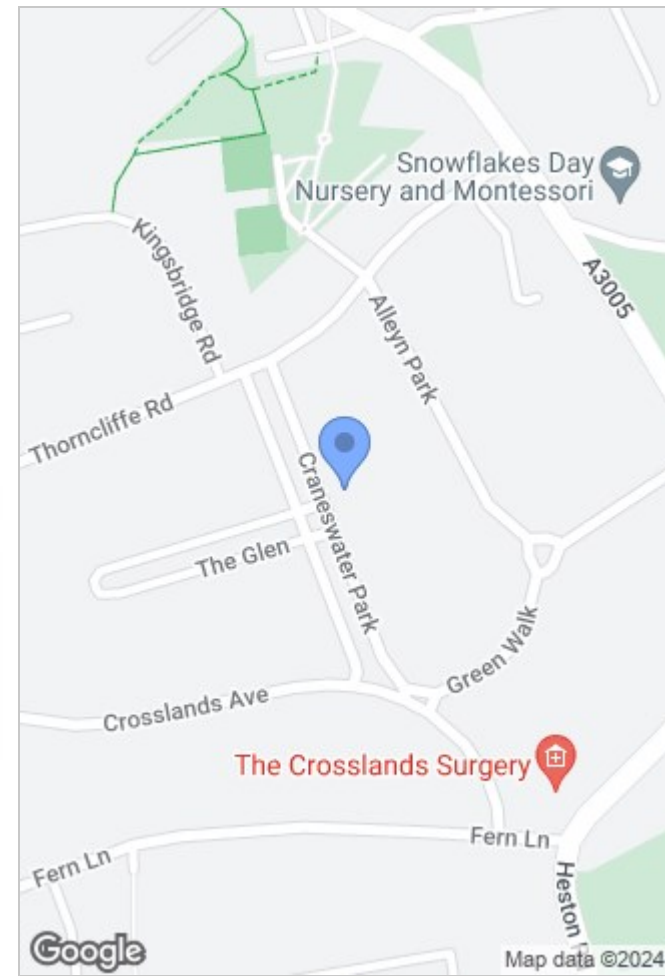


GAMES ROOM  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 3095 sq.ft. (287.5 sq.m.) approx.

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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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