



## Northborough Road

Offers in excess of £500,000

*A rare opportunity to purchase this spacious three bedroom end of terrace turn of the century built family home retaining much of its original character & charm. Situated just a stones throw from the local shops, supermarket and restaurants of Norbury and a 9 minute walk to Norbury mainline BR with its frequent services to London and Croydon. The great thing about these houses is the practical layout with two spacious reception rooms and a larger than average kitchen on the ground floor then upstairs are three bedrooms, the smallest of which is 3m square room plus a modern bathroom. Benefits include double glazing, contemporary kitchen, modern bathroom and more. Early inspection advised.*

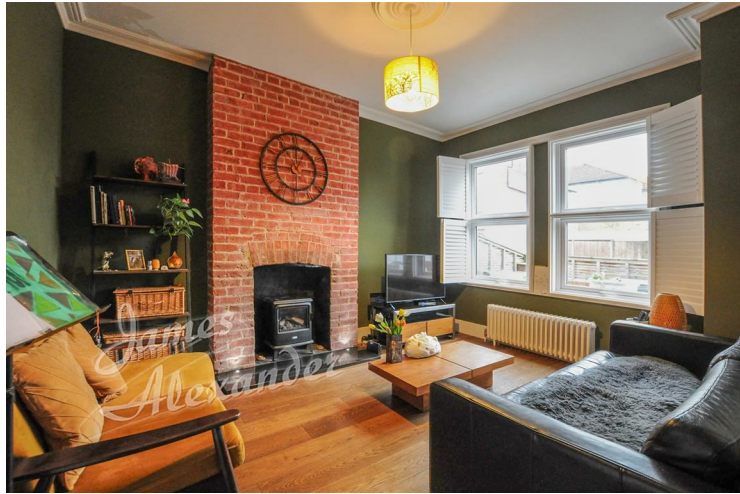
*Council tax band D*

*EPC Rating C*



# Northborough Road

Reception 1 13'5" x 10'9" (4.1 x 3.3)



Kitchen 10'2" x 8'2" (3.1 x 2.5)



Reception 1 alt aspect



Bedroom 1 14'5" x 11'5" (4.4 x 3.5)



Reception 2 13'9" x 10'2" (4.2 x 3.1)



Bedroom 2 10'5" x 8'2" (3.2 x 2.5)





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Bedroom 3 9'10" x 9'10" (3 x 3)

Rear of property



Bathroom 6'2" x 5'10" (1.9 x 1.8)

Buyers Guide



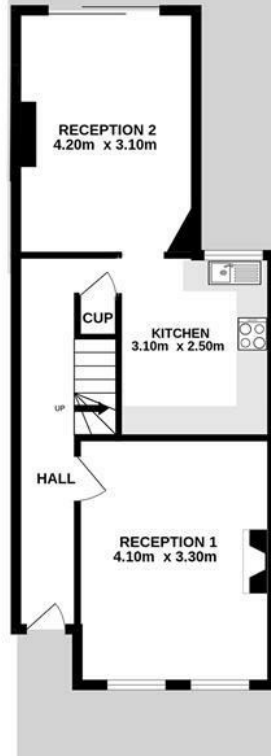
Garden 30'2" x 14'1" (9.2 x 4.3)



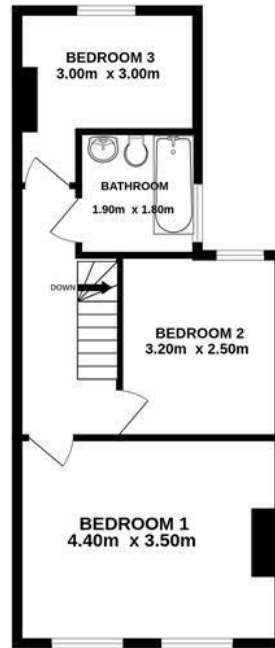


GARDEN  
(approx)  
9.2m x 4.3m

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



