



**Strathyre Avenue, Norbury**

**£525,000**

*Offers over £525,000. A fabulous three bedroom 1930's family home with a well fitted extended kitchen, downstairs WC and off st parking.*

*The property is situated in a tree lined road within the ever popular & sought after 'Scots Estate'. Benefits include fitted kitchen, gas central heating, modern bathroom, double glazing and more.*

*Offered with vacant possession, early inspection is recommended.*

*Council tax band: D*

*EPC Rating: D*



# Strathyre Avenue, Norbury

Hallway



Reception alt aspect



Reception 28'10" x 11'9" (8.80 x 3.60)

Kitchen 20'0" x 6'10" (6.10 x 2.10)



Back reception

Kitchen alt aspect





# Strathyre Avenue, Norbury

**Bedroom 1 16'4" x 11'9" (5.00 x 3.60)**



**Bathroom 8'2" x 5'10" (2.50 x 1.80)**



**Bedroom 2 12'9" x 11'9" (3.90 x 3.60)**



**Garden 59'0" x 19'8" (18 x 6)**



**Bedroom 3 9'4" x 5'11" (2.85 x 1.82)**



**Back**

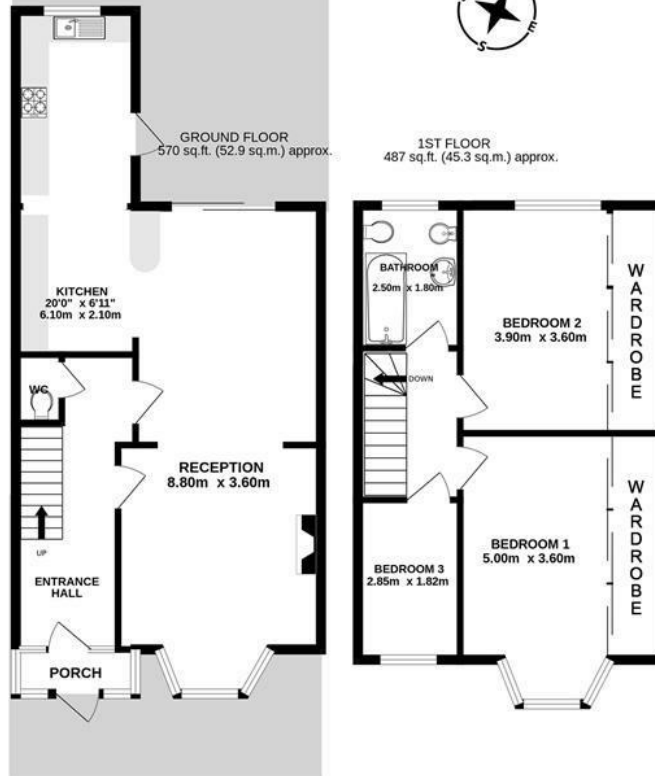


**Buyers Guide**





GARDEN (approx)  
18m x 6m



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



