



Christian Fields, Norbury

Offers Over £750,000

Welcome to this beautiful link detached family home located in the prestigious area of Christian Fields, Norbury, London. This beautiful house boasts two spacious reception rooms, a downstairs toilet, plus a downstairs office/study. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The main bedroom has a storage area that would suit conversion to an en suite. There is a modern upstairs bathroom with a shower over the bath. The property has a beautiful garden, providing a tranquil escape from the hustle and bustle of city life. Whether you have green fingers or simply enjoy al fresco dining, this outdoor space is sure to impress. The property is situated in the cul de sac end of the road, which means that there is literally no through traffic. Finally we have a double garage with rear lane access plus a driveway to the front for 3-4 cars. Don't miss the rare opportunity to own in this sought-after location. Contact us today to arrange a viewing and experience the charm and elegance of this lovely home for yourself.

Christian Fields

Hallway

Study 8'2" x 6'10" (2.50 x 2.10)



Reception 1 14'1" x 12'9" (4.30 x 3.90)

Kitchen 11'5" x 9'6" (3.50 x 2.90)



Reception 2 15'5" x 11'5" (4.70 x 3.50)

WC



Christian Fields

Bedroom 1 14'9" x 13'9" (4.50 x 4.20)



Bathroom 6'6" x 5'10" (2.00 x 1.80)



Bedroom 2 14'9" x 10'5" (4.50 x 3.20)



Back House



Bedroom 3 9'10" x 7'6" (3.00 x 2.30)



Garden 98'5" x 32'9" (30 x 10)



Buyers Guide

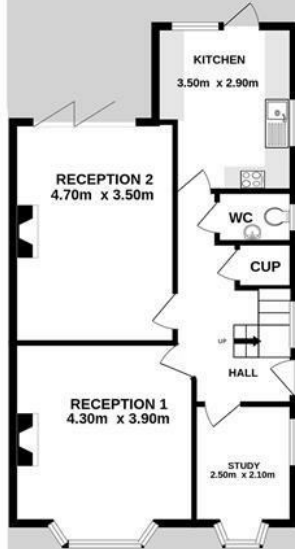




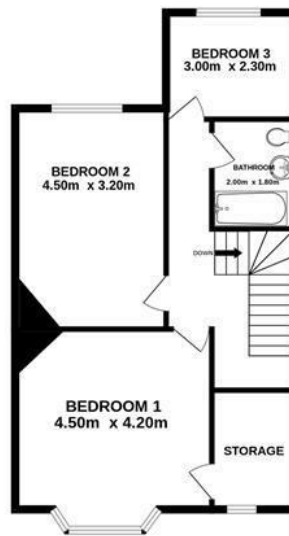
GARDEN
(approx)
30m x 10m



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

