

***Falkland Park Avenue, South Norwood***

**£550,000**

*Welcome to this charming property located on Falkland Park Avenue. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample space for everyone in the household.*

*One of the standout features of this property is the spacious loft extension with en suite, providing additional living space or perhaps a quiet home office area. Parking is always a premium in London, but fear not, as this property offers parking for two vehicles, making your daily commute or weekend outings hassle-free. Additionally there is a sunny South East facing garden.*

*EPC Rating C*

*Council tax band D*

# Falkland Park Avenue, South Norwood

Hallway

Kitchen 10'5" x 6'10" (3.20 x 2.10)



Reception 1 13'9" x 12'1" (4.20 x 3.70)

Bedroom 1 19'8" x 13'1" (6.00 x 4.00)



Reception 2 14'1" x 10'9" (4.30 x 3.30)

Ensuite 7'10" x 3'7" (2.40 x 1.10)



# Falkland Park Avenue, South Norwood

Bedroom 2 13'9" x 12'1" (4.20 x 3.70)



Shower room 7'10" x 6'10" (2.40 x 2.10)



Bedroom 3 13'9" x 10'9" (4.20 x 3.30)



Garden 59'0" x 18'4" (18 x 5.60)



Bedroom 4 7'10" x 5'6" (2.40 x 1.70)



Shed



# *Falkland Park Avenue, South Norwood*

Garden second aspect



Buyers Guide

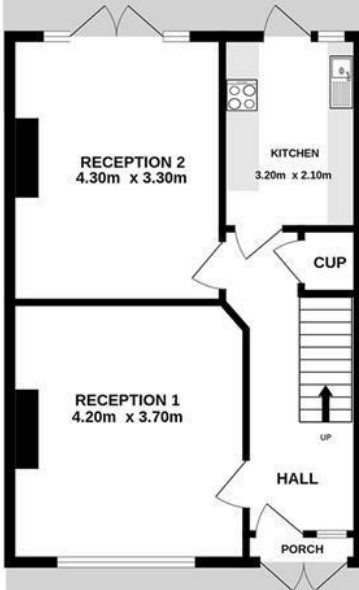




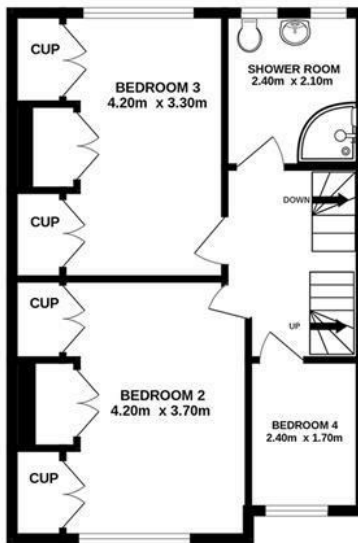
GARDEN  
(approx)  
18m x 5.6m



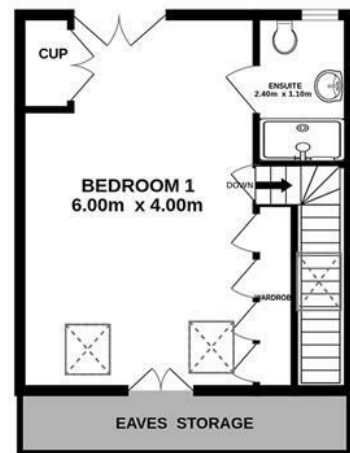
GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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) <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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

