



## Craignish Avenue

**£850,000**

*Nestled on the esteemed Craignish Avenue in Norbury, this substantial Semi Detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting six well-proportioned bedrooms plus a study and further office, this property is designed to accommodate the needs of a growing family with ease.*

*The house features two inviting reception rooms, providing ample space for relaxation, entertainment, and family gatherings.*

*The property is ideally situated opposite a lovely park, perfect for leisurely strolls or outdoor activities with children. Additionally, the convenience of being a short walk away from a Zone 3 station makes commuting into central London a breeze, enhancing the appeal for those who work in the city.*

*Craignish Avenue is one of Norbury's most sought-after roads, known for its friendly community and proximity to local amenities. This home not only offers generous living space but also the advantage of a prime location.*

*Council tax band F*

*EPC tbc*



# Craignish Avenue

Entrance

Staircase

Reception 2 15'5" x 15'1" (4.7 x 4.6)



Kitchen diner alternative aspect



Study 8'10" x 8'10" (2.7 x 2.7)

Terrace



Reception 1 16'8" x 13'1" (5.10 x 4)



Bedroom 1 15'1" x 13'5" (4.6 x 4.1)



Kitchen dinner 17'0" x 16'4" (5.2 x 5)



Kitchen diner alternative aspect



# Craignish Avenue

**Bedroom 2 12'1" x 11'5" (3.7 x 3.5)**

**Garden 75'5" x 26'10" (23 x 8.2)**



**Bedroom 3 12'1" x 8'10" (3.7 x 2.7)**

**Rear elevation**



**Bedroom 4 10'2" x 9'10" (3.1 x 3)**

**Buyers Guide**

**Shower room**

**Study 11'5" x 11'1" (3.5 x 3.4)**

**Bedroom 5 10'5" x 6'6" (3.2 x 2)**

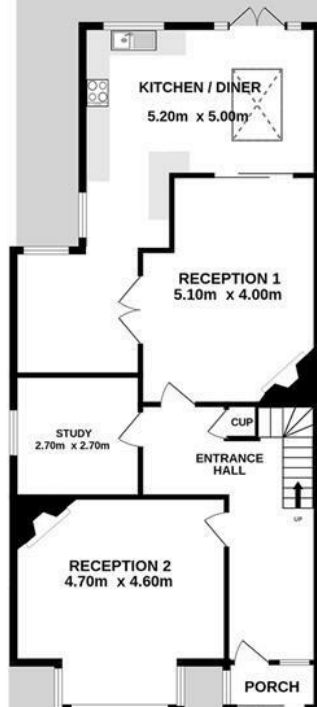
**Bedroom 6 11'5" x 10'9" (3.5 x 3.3)**

**Second floor shower room**

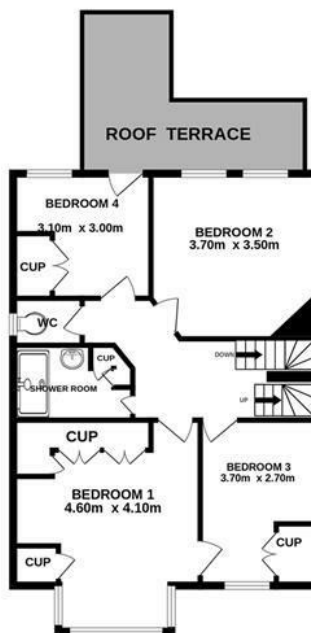


GARDEN  
(approx)  
23m x 8.2m

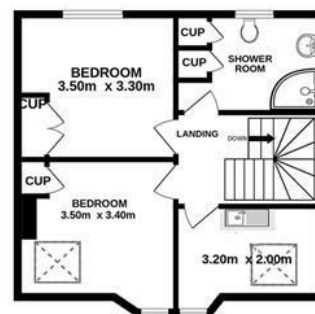
GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



2ND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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>81</b>
(69-80) <b>C</b>	<b>66</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	



