



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Norman Avenue | South Croydon | CR2 0QE

Guide price £575,000

LOFT

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- Extended semi-detached family home
- Flexible accommodation to the ground floor, with separate utility room and shower room
- Envious extension, boasting a contemporary open-plan kitchen/diner with high quality appliances
- Bi-fold doors lead to the stunning, landscaped rear garden
- Two reception rooms, perfect space for all the family
- Three bedrooms to the first floor
- Separate bathroom and WC, with potential to knock through and modernise
- Ideally situated a few minutes walk from Purley Oaks train station and a short stroll to Sanderstead train station and high street
- Within close proximity to great primary and secondary schools

Ground Floor

Hallway

Lounge

14'1" x 12'9" (4.29m x 3.89m)

Dining Room

13'0" x 10'6" (3.96m x 3.20m)

Kitchen/Diner

15'7" x 12'8" (4.75m x 3.86m)

Utility Room

14'10" x 5'0" (4.52m x 1.52m)

Shower Room

First Floor

Landing

Bedroom

14'2" x 12'8" (4.32m x 3.86m)

Bedroom

13'0" x 11'5" (3.96m x 3.48m)

Bedroom

7'1" x 7'10" (2.16m x 2.39m)

Bathroom

Separate WC

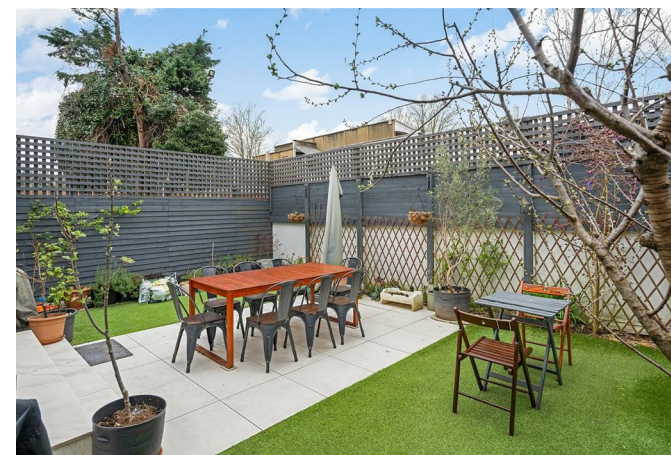
Outside

Porch

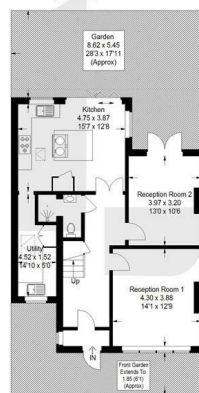
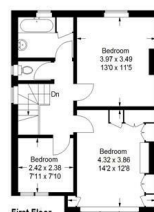
Front Garden

Rear Garden

28'3" x 17'11" (8.61m x 5.46m)



Norman Avenue, CR2
Approximate Gross Internal Area
125.4 sq m / 1350 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1258463)

EPC Rating: D

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk

