



9 Norman Avenue, South Croydon - CR2 0QH

Guide Price **£675,000**





9 Norman Avenue

South Croydon, South Croydon

Park & Bailey are pleased to offer to market this four bedroom semi detached house to market. The property is located within walking distance to Purley Oaks Train Station. Viewings are highly recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Park & Bailey are delighted to present this charming 4-bedroom semi-detached house located at Norman Avenue. This property is ideally situated within walking distance of Purley Oaks and Sanderstead Train Stations, providing excellent transport links to central London and the surrounding areas, making it a perfect choice for commuters. Local shops and restaurants are conveniently located.

The house offers great potential for expansion (subject to planning permission), allowing you to further enhance and personalise the property. On the ground floor, you'll find a spacious sitting room with a feature fireplace, ideal for relaxing or entertaining. Towards the rear of the hallway, there is a dining room with direct access to the garden, offering a seamless flow between indoor and outdoor living. The kitchen has been refitted with integrated appliances and provides internal access to the garage for added convenience.

Upstairs, the property features four well-proportioned bedrooms, with the master bedroom positioned to the front of the house and benefiting from a large bay window that floods the room with natural light. The family bathroom has also been refitted to a high standard.

The property has off street parking for three cars including a generous garage with an automatic opening up and over door. The garage has part boarded loft storage together with power and lighting. Additionally there is a second up and over door to the rear of the garage giving unrestricted access to the garden.

With a desirable location, spacious accommodation, and the potential for further development, this property presents a fantastic opportunity for families or investors alike. Don't miss out – contact us today to arrange a viewing.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse - £200

Taylor Rose -£210





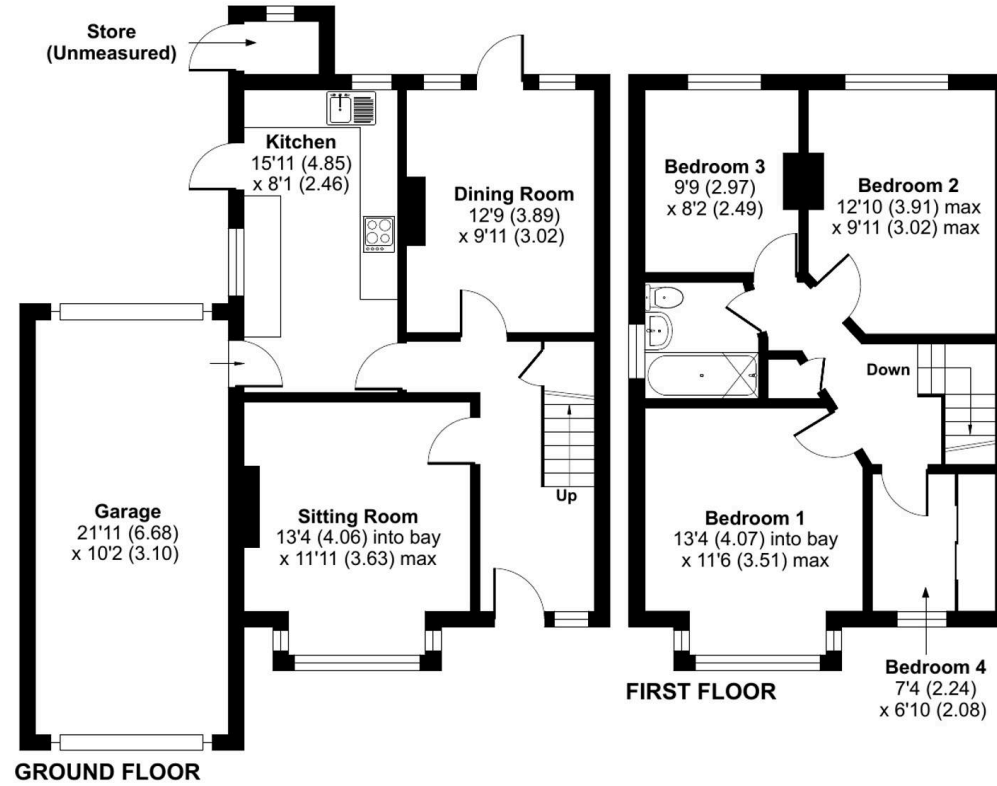
Norman Avenue, South Croydon, CR2

Approximate Area = 1050 sq ft / 97.5 sq m (excludes store)

Garage = 223 sq ft / 20.7 sq m

Total = 1273 sq ft / 118.2 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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