

## 6 Bedroom Semi-Detached House for Sale - £1,050,000

Briar Avenue, Norbury, SW16 3AA



### KEY FEATURES:

- OVER 2,200 SQ FT (208 SQ M) OF ACCOMMODATION
- FIVE/SIX GENEROUS BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- LARGE OPEN-PLAN KITCHEN/BREAKFAST ROOM
- VERSATILE LOFT SUITE
- DETACHED REAR ANNEXE BEHIND THE GARAGE
- PRIVATE REAR GARDEN
- GARAGE & EXTENSIVE OFF-STREET PARKING

## Description

A Spacious & Versatile Family Home Offering Over 2,200 sq ft of Accommodation

Thank you for taking the time to view this exceptional home. Situated on a generous corner plot in one of Norbury's most convenient residential locations, this substantial five/six-bedroom semi-detached property has been thoughtfully extended to provide flexible living space across three floors. Whether you're a growing family, looking to accommodate multiple generations under one roof, or simply searching for a home with space to adapt to your lifestyle, this property offers an abundance of possibilities.

### Ground Floor

The ground floor has been designed with family living in mind, offering an excellent balance of formal and informal spaces. A welcoming entrance hall leads through to a bright bay-fronted reception room featuring a charming fireplace, creating a warm and inviting atmosphere. A separate dining room provides the perfect setting for family meals or entertaining guests, while the spacious kitchen/breakfast room forms the heart of the home, offering ample storage, generous worktop space, and direct access to the garden.

The property also benefits from an additional reception room with adjoining kitchen area, a ground-floor bedroom, and a convenient cloakroom, creating a highly flexible space ideal for guest accommodation, home working, or multi-generational living.

### First Floor

The first floor comprises four well-proportioned bedrooms, all offering comfortable accommodation and excellent natural light. The generous principal bedroom enjoys fitted wardrobes, while the spacious bay-fronted bedroom provides an attractive outlook over the front of the property. A modern family bathroom and separate WC complete the first-floor accommodation.

### Second Floor

The converted loft creates an impressive and versatile upper floor, currently arranged as a spacious bedroom suite complete with its own kitchenette, shower room, separate WC, and useful eaves storage. This adaptable space is perfect as a principal bedroom, guest suite, teenage retreat, or home office, providing privacy and flexibility rarely found in homes of this style.

### Garden

To the front, a generous private driveway provides ample off-street parking for multiple vehicles alongside a garage. The rear garden offers an excellent outdoor space for both relaxing and entertaining, featuring a patio area, expansive lawn, and mature planting. Positioned behind the garage is a detached rear annexe, providing valuable additional space that could be utilised as a home office, gym, studio, hobby room, or secure storage, subject to individual requirements.

## Location

Briar Avenue enjoys an excellent position within easy reach of local amenities, schools, and transport connections.

For commuters, Norbury Station is just a 5-minute walk away, offering regular Southern and Thameslink services into London Victoria and London Bridge, while Streatham Common Station is approximately a 17-minute walk, providing additional rail connections.

The area also benefits from an excellent selection of local shops, cafés, supermarkets, and restaurants, together with nearby parks and recreational facilities, making it a popular choice for families and professionals alike.



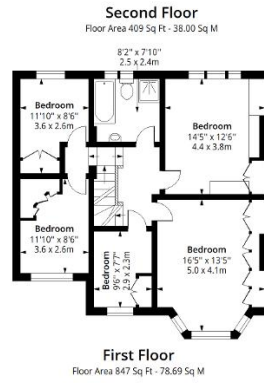
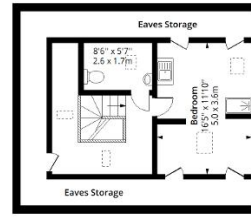
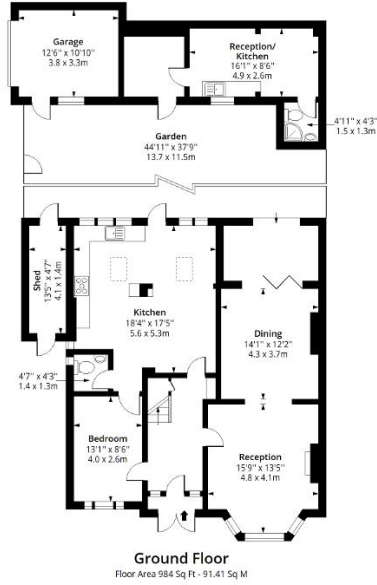


## Floorplan(s)

### Briar Avenue SW16

Approx. Gross Internal Area 2240 Sq Ft - 208.10 Sq M

Approx. Gross Shed/ Outbuilding/ Eaves Storage Area 673 Sq Ft - 62.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 9/5/2026

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		