

# Jukes & Co

## Estate Agents



## Norrhurst Avenue

, London, SE25 4BZ

No Offers £600,000



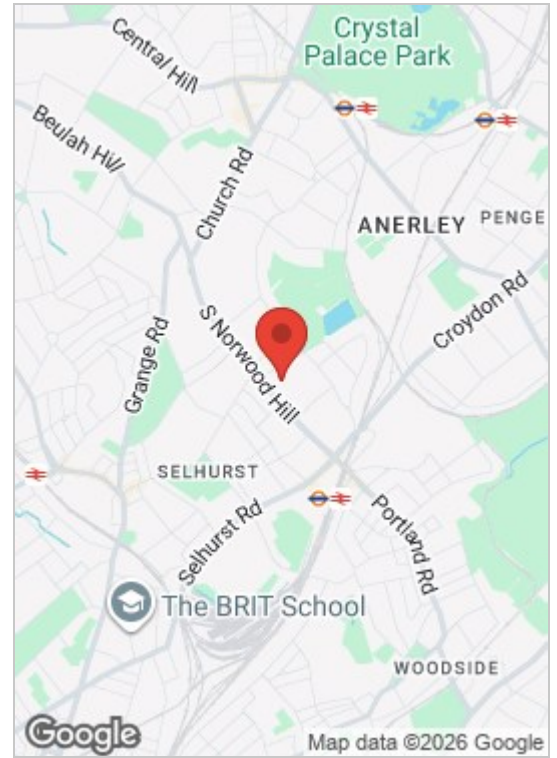
An exceptional three bedroom family residence enviably positioned in the heart of South Norwood, offering off street parking, an impressive luxury open-plan kitchen/dining space perfectly designed for contemporary living and entertaining, and a wonderfully bright and spacious lounge enjoying a sunny aspect. The property combines elegant presentation with generous proportions, creating a superb family home.

South Norwood continues to be one of the area's most sought-after locations, admired for its vibrant community atmosphere, excellent local amenities, and abundance of green open spaces. Within easy walking distance are the picturesque South Norwood Lake and Grounds and South Norwood Country Park, offering tranquil lakes, scenic walking trails, and beautiful parkland ideal for leisure and recreation.

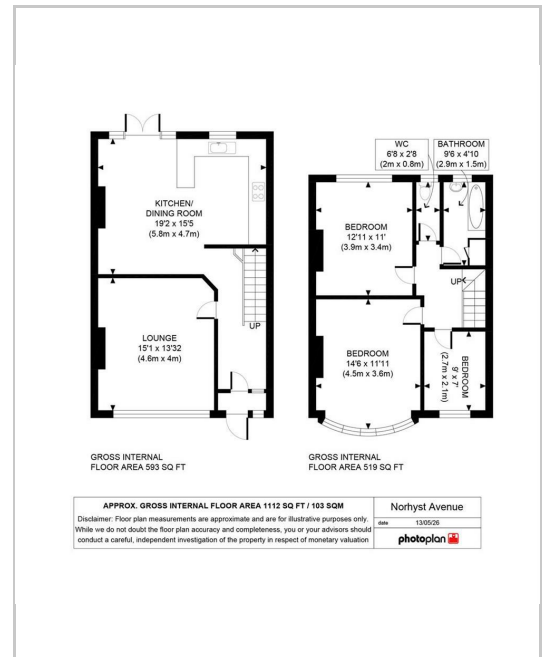
The property is also ideally placed for a selection of highly regarded and first-rate local schools, making it particularly appealing to families. Superb transport links are available via Norwood Junction station, with fast and frequent services reaching London Bridge station in approximately 12 minutes, alongside excellent connections to central London and surrounding areas. Comprehensive local bus routes further enhance the property's outstanding convenience.



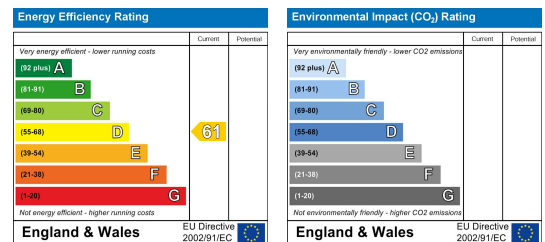
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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