



61 Norman Avenue, South Croydon, CR2 0QE

We are delighted to market this larger style three bedroom semi detached family house in a tree lined residential road within walking distance of Purley Oaks station and approximately 0.4m from Sanderstead station which is perfect for commuters. Internally offering two bright and spacious reception rooms plus a conservatory and the family bathroom which has been refitted with a white suite. This property does require some redecoration and offers scope to extend STPP. The secluded garden is mainly laid to lawn with a tandem garage via a shared drive and off street parking is provided for two cars via the driveway.

£525,000 Freehold

Walking distance to Purley Oaks station

Scope to extend STPP

Conservatory

Garage

Property Description

ENTRANCE HALL

Laminate flooring, radiator with decorative cover, picture rail, stairs to first floor, built in cupboard under stairs.

LOUNGE

Laminate flooring, feature open fire place with surround, double glazed bay window, radiator, power points, picture rail, t.v. point.

DINING ROOM

Laminate flooring, radiator, feature fire place with surround, picture rail, power points, door to conservatory.

KITCHEN

Fitted wall and base units, part tiled walls, power points, plumbing for washing machine, space and plumbing for dish washer, single sink and drainer unit with mixer taps, tiled flooring, double glazed window and double glazed door to garden.

CONSERVATORY

Double glazed windows, door to garden, laminate flooring, power points.

LANDING

Window to side. Access to loft.

BATHROOM

'P' shaped bath, shower attachment, independent wall mounted shower, wash hand basin with vanity unit below, airing cupboard housing boiler, tiled flooring, double glazed window, part tiled walls.

SEPARATE W.C.

Low level w.c., window.

BEDROOM ONE

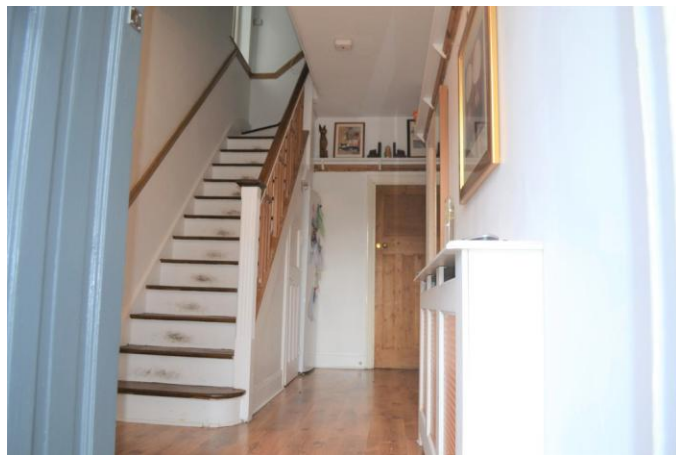
Double glazed window, fitted wardrobes to one wall, radiator, power points, wooden flooring.

BEDROOM TWO

Double glazed window, radiator, power points, laminate flooring, picture rail.

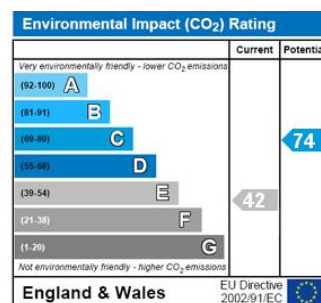
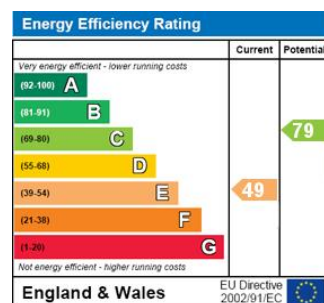
BEDROOM THREE

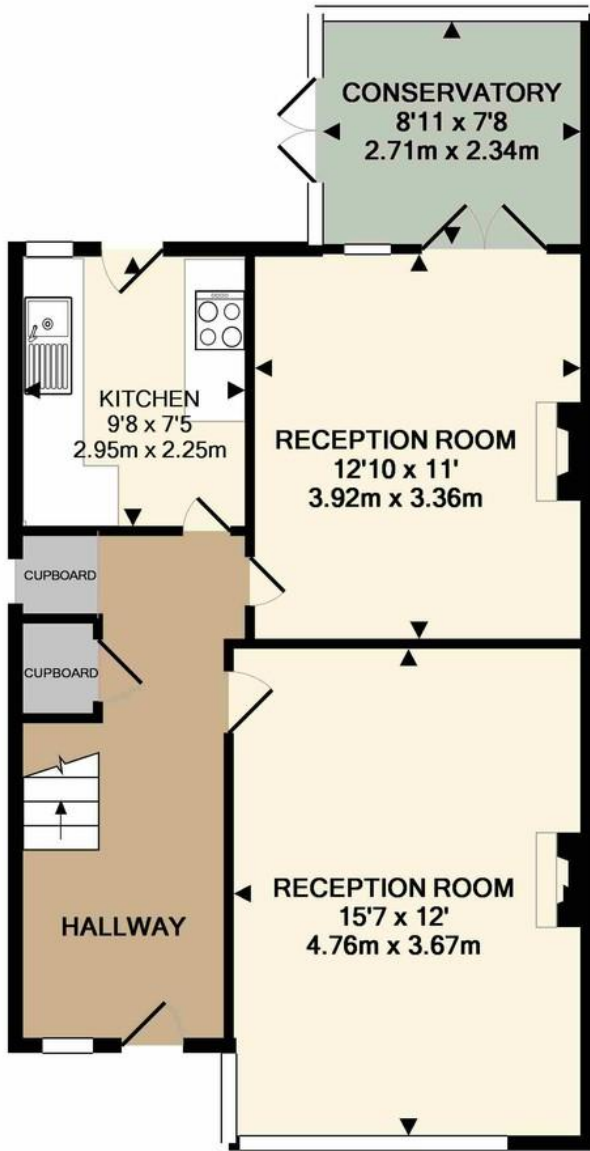
Double glazed window, radiator, power points, wood flooring, picture rail.



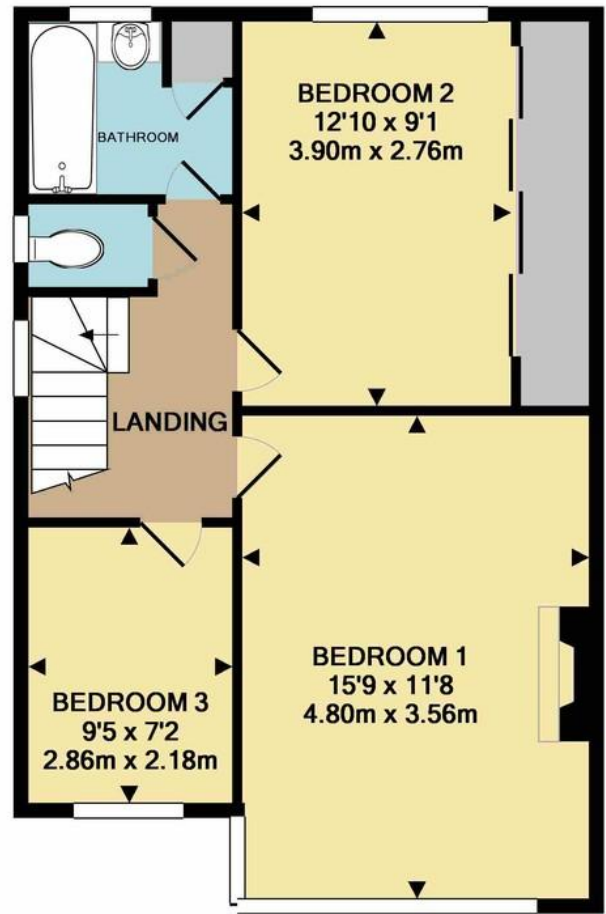
GARDEN

Level garden, access to tandem garage, outside tap, lawn area, patio area.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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