



Croindene Road, SW16

£460,000 *Freehold*

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KEY FEATURES

- Three-bedroom period home
- Unmodernised throughout
- Potential to extend STPP.
- Two reception rooms
- High ceilings and period detailing
- Large rear garden
- Close to Norbury Station
- Excellent family potential

Set on a quiet residential street in Norbury, this substantial three-bedroom period home offers an excellent opportunity for renovation and modernisation, with scope to extend and convert the loft (STPP). Retaining much of its original charm, the property presents a rare chance to create a spacious family home to personal specification. The ground floor comprises a welcoming hallway leading to two generous reception rooms with high ceilings, large bay windows, and original period detailing. To the rear, the kitchen overlooks the garden and connects directly to a dining area, providing a natural flow ideal for future open-plan living. Upstairs, there are three well-proportioned bedrooms, each filled with natural light, alongside a family bathroom. A large loft space above offers significant potential for conversion into additional living accommodation, subject to planning consent. Externally, the house features a good-sized rear garden, providing a private outlook and plenty of room for landscaping or an extension.

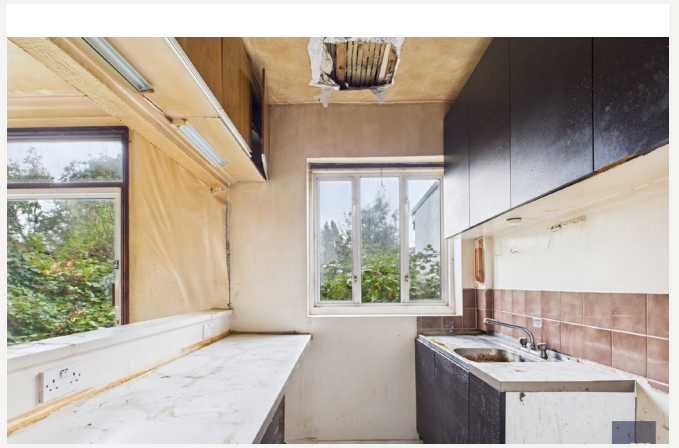
Croindene Road is a peaceful street well located for access to Norbury Station (Southern Rail), providing convenient links to London Victoria and Croydon. The area benefits from a range of local shops, cafés, and amenities, as well as popular primary and secondary schools and the open green spaces of Streatham Common and Norbury Park.

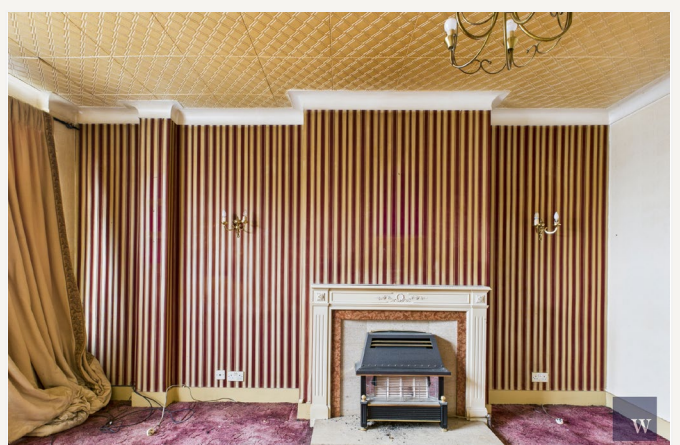
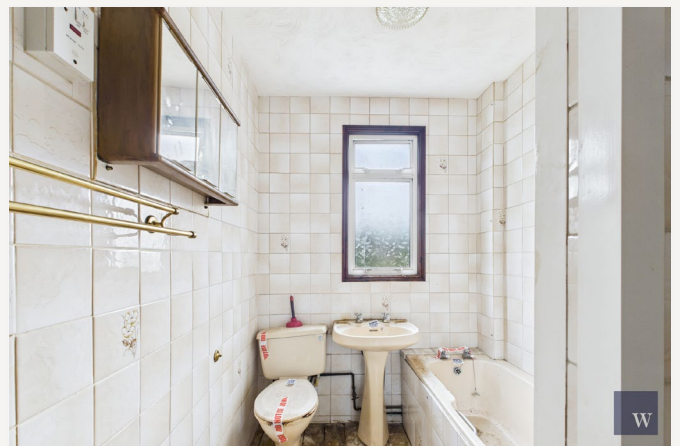
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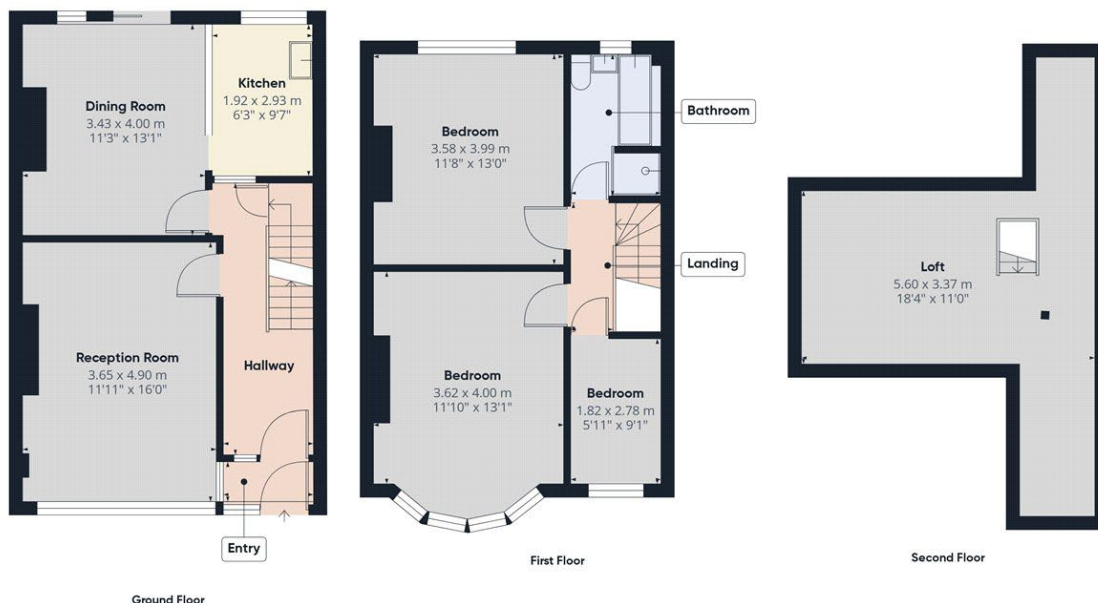
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Approximate total area⁽¹⁾
112 m²
1206 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed

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