



CHRISTIAN FIELDS, SW16  
£800,000 FREEHOLD

## SPACIOUS THREE-BEDROOM HOME WITH LOFT POTENTIAL, GARAGE, AND LARGE GARDEN IN NORBURY

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## DESCRIPTION:

Set on a peaceful, tree-lined residential road, this spacious three-bedroom home offers a rare opportunity to acquire an unmodernised property with incredible potential to create a truly bespoke family space.

The house retains its original charm while offering ample scope to update and extend (subject to the usual permissions), including a substantial loft space that could be transformed into an additional bedroom suite or workspace.

To the front, a well-kept garden leads to the traditional entrance porch, opening into a wide hallway and two generous reception rooms, perfect for entertaining or family gatherings. The kitchen is currently separate, offering the potential to open up into a larger open-plan kitchen/diner with direct access to the rear. Off the hallway, there is also a convenient ground floor shower room with WC—ideal for busy households or guest use.

The rear garden is particularly impressive in both size and privacy, with mature planting, a central lawn, and a pathway leading to a detached garage. Uniquely, the garage also benefits from separate access at the rear via a private service route, offering additional flexibility for storage, parking or even a garden studio conversion.

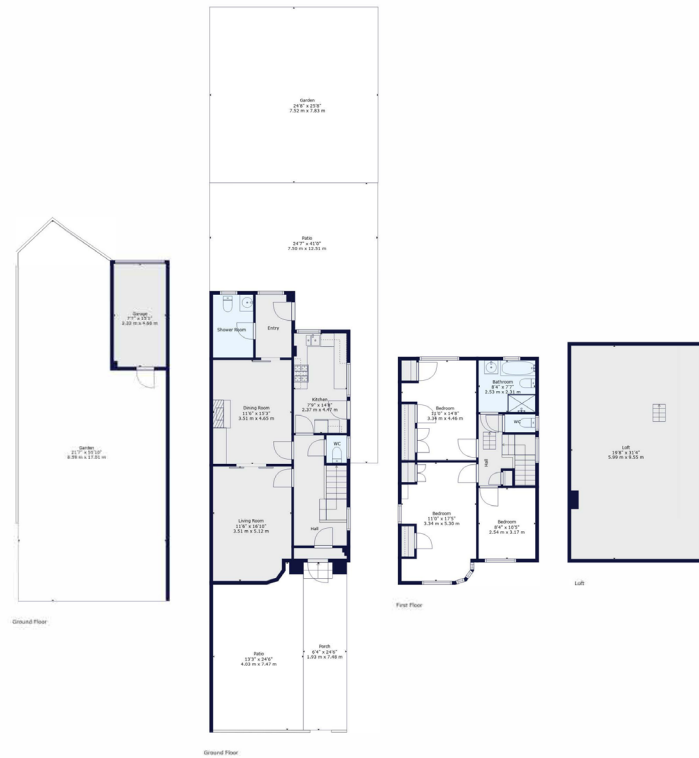
On the first floor, the home comprises two large double bedrooms with integrated wardrobes, a third bedroom ideal as a home office or nursery, and a family bathroom with separate WC. Subject to planning, the expansive loft could be extended to dramatically increase the property's footprint.

This is a home brimming with potential—perfect for those looking to put their own stamp on a property in a desirable location close to local schools, green spaces and Norbury Station.









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**TOTAL: 1682 sq. ft, 156.3 m<sup>2</sup>**  
**GROUND FLOOR: 747 sq. ft, 69 m<sup>2</sup>, FIRST FLOOR: 604 sq. ft, 56 m<sup>2</sup>, LOFT: 331 sq. ft, 31 m<sup>2</sup>**  
 All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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