



Cranbourne Close, SW16

£575,000 *Freehold*

3  2  2 

KEY FEATURES

- Three bedroom family home
- Open plan reception and kitchen
- Kitchen with central island
- Bright conservatory to rear
- Ground floor shower room
- Contemporary family bathroom
- Mature, private rear garden
- Quiet close location

Tucked away in a quiet close on the Norbury side of Pollards Hill, this bright three bedroom house has been thoughtfully opened up and beautifully kept, with a light, airy feel that carries from the front door right through to a wonderfully mature garden. You enter into a welcoming hallway, where a convenient ground floor shower room with WC sits just off to the side, a genuinely useful addition for busy households and guests alike. From here the house opens into a superb open plan reception room and kitchen, the real heart of the home. The sitting area to the front is a calm, elegant space with plantation shutters filtering the light, and the staircase rises from within the room, keeping everything connected and sociable. Beyond, the kitchen is fitted with crisp white handleless cabinetry and a central island, perfect for casual breakfasts or chatting with friends while you cook, with useful storage tucked away on this level too. To the rear, a glazed conservatory floods the space with natural light and makes a lovely place to sit year round, before French doors lead out to the garden. Upstairs, the landing gives access to three bedrooms and a family bathroom. Two are comfortable doubles, both enjoying the same soft, light filled finish, while the third makes an ideal child's room, nursery or home office. The bathroom is clean and contemporary with a full size bath, and there is further storage from the landing. Outside, the rear garden is a real highlight: a private, leafy retreat with a paved terrace for outdoor dining, stepping stone paths through the lawn and established borders full of colour. It feels secluded and green, the kind of space you could happily lose a summer afternoon in. Cranbourne Close sits within the Norbury & Pollards Hill ward of the London borough of Croydon. Pollards Hill Park is close by, occupying the highest point in Norbury with fine views across the surrounding area, and it was once part of the Great North Wood. Norbury station is within easy reach, sitting in Zone 3 on the Southern line with regular trains to London Victoria, London Bridge and Croydon, while the A23 London Road offers drivers direct access towards the M23 and M25. Norbury's high street has a good mix of local shops, cafés and restaurants, and families are well served, with popular options including Norbury Manor Primary School, Kensington Avenue Primary School and Norbury High School for Girls.

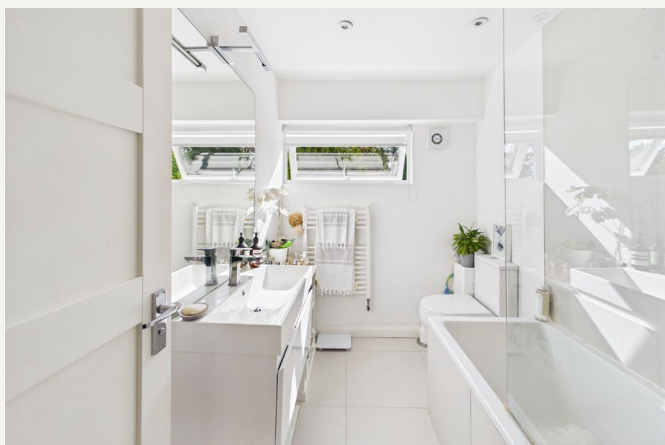
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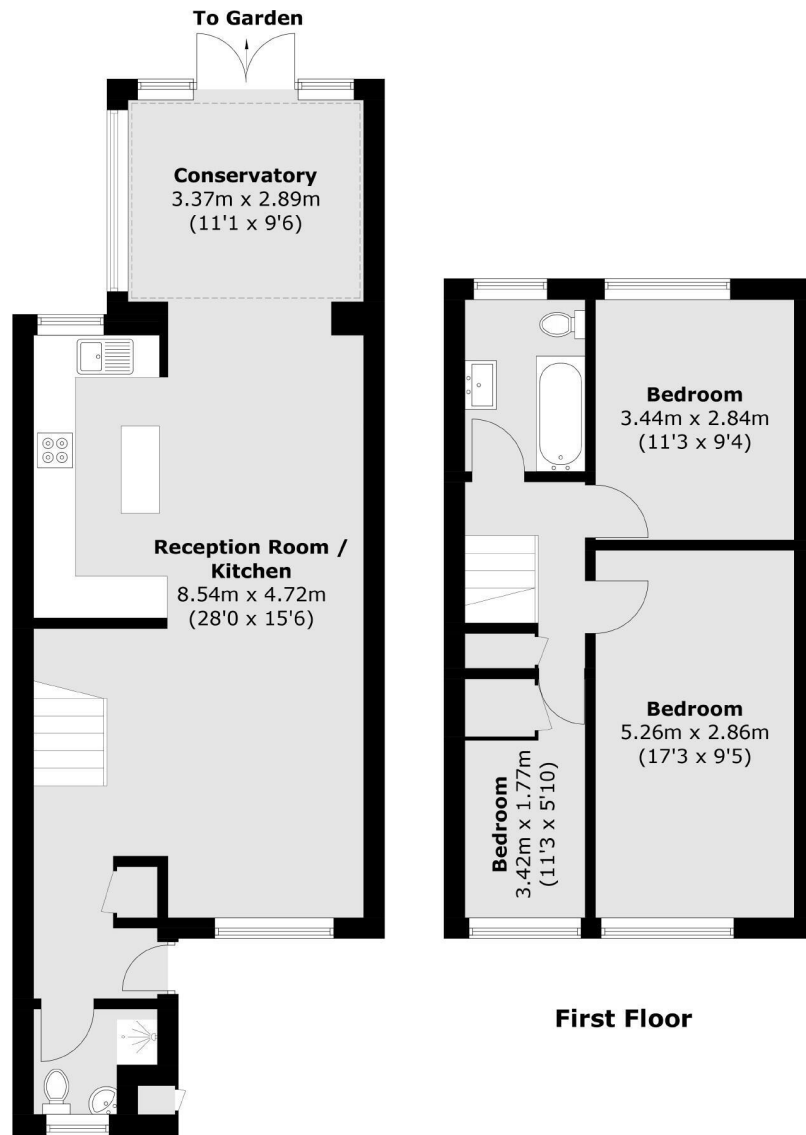
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Ground Floor

Total area (approx.): 97.3 sq. m (1,047.3 sq. ft)
Outside Cupboard area (approx.): 0.2 sq. m (2.1 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C

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