

## NORWOOD TERRACE, NORWOOD GREEN



£435,000

A rare opportunity to purchase one of these charming Victorian cottages, tucked away in a little-known cul de sac, moments from local amenities. Extended and extensively remodelled by the present owners, the property now boasts an unexpectedly spacious, beautifully calm and contemporary interior filled with light, stylish fittings and finishes. Features include; 2 double bedrooms, 2 separate reception rooms and a simply stunning open-plan kitchen/dining or living room. Other benefits include the modern first-floor bathroom & WC and a delightful south-westerly facing, landscaped garden.



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

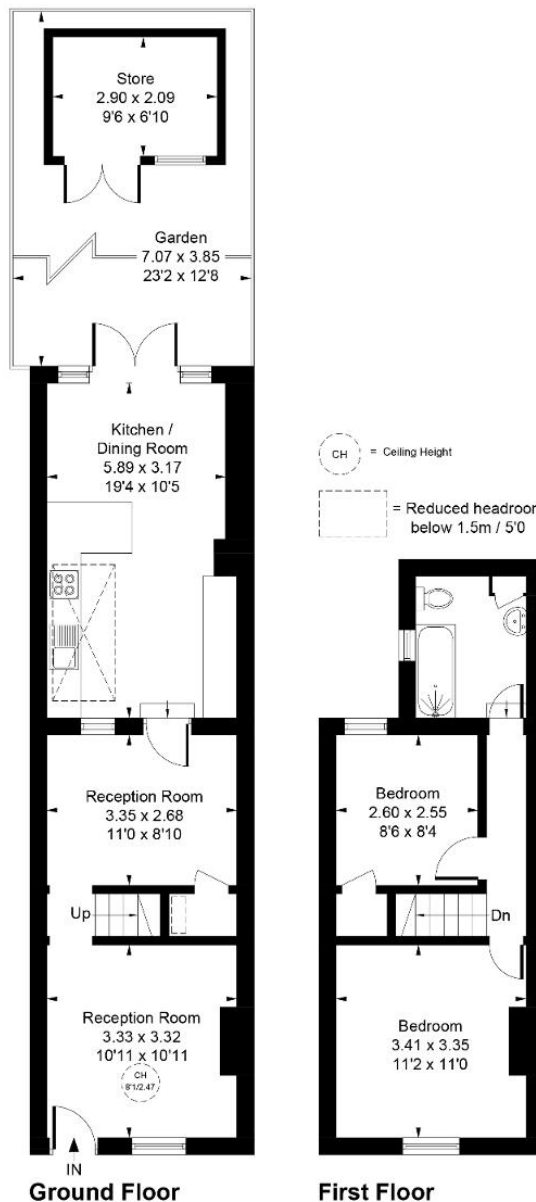
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Approximate Gross Internal Area = 73.60 sq m / 792 sq ft

Store = 6.09 sq m / 66 sq ft

Total = 79.69 sq m / 858 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		