



## **Tylecroft Road, SW16**

**£575,000**

Presented in excellent condition, this three-bedroom family home boasts a South-facing garden and a prime location just 0.4 miles from Norbury Station, offering convenient access to transport links.

Energy rating: C





Recently updated and remodelled, this stylish home offers a bright through reception room, a modern fully fitted German kitchen with integrated appliances, guest WC and separate laundry on the ground floor. Upstairs, you'll find a full-width principal bedroom at the front, two further double bedrooms, and a contemporary family bathroom. Externally, the South-facing rear garden features well-maintained planted borders, a patio area, and a lawn ideal for outdoor relaxation and entertaining.

Tylecroft Road is a quiet residential street set just off Norbury town centre. The nearest mainline station, Norbury, is only 0.4 miles away, offering regular rail services to London Bridge and London Victoria. The area is well served by highly regarded schools, with Norbury Park and Streatham Common also nearby, providing excellent recreational facilities.

Three bedrooms, Through reception, Fitted kitchen, Modern bathroom, South facing garden, EPC: C





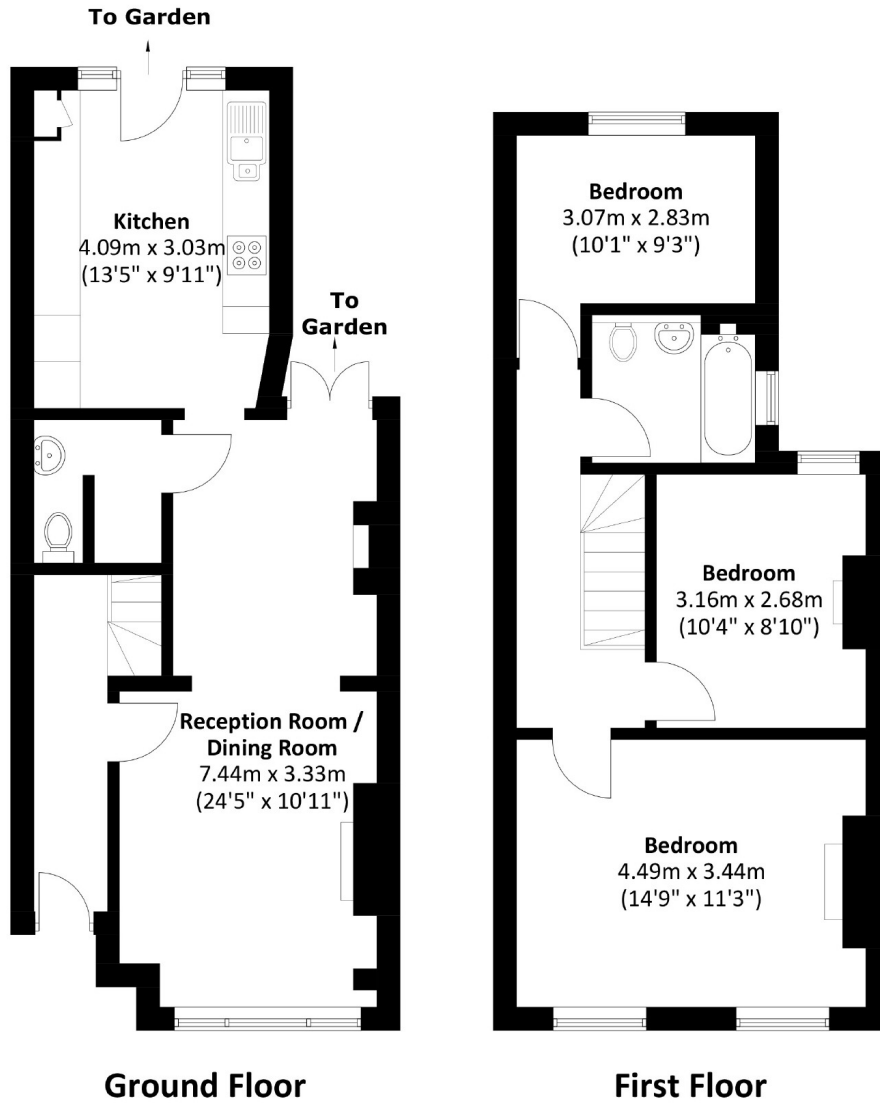












Total area: Approx. 88.9 sq. meters (956.9 sq. feet)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.