



## **Briar Road, SW16**

**£775,000**

A beautifully presented and extended five bedroom family home. Located in a quiet cul de sac, with off street parking and landscaped garden.  
Energy rating: C





With a large extension to the rear, the current owners have brought the outside in with bi-fold doors leading onto the landscaped private garden. The family room to the rear has been reconfigured to create a large kitchen/diner as well as a family lounging area, perfect for entertaining with friends on those summer evenings.

A separate private reception to the front can be used as a formal sitting room or dining room to give a division of space and all rooms are serviced by a separate w/c downstairs. Upstairs, Three double bedrooms can be found and a generous modern bathroom. To the top floor are a further two excellent bedrooms and separate shower room.

Briar Road is conveniently situated just 0.9 miles from Norbury train station and the town centre, which offers a variety of local restaurants and shops. The property also benefits from easy access to local schools, including state and grammar schools, and adjoins the open green space of Pollards Hill, making it an ideal location for families.

Five bedrooms, Beautiful condition, Cul de sac location, Off street parking, Landscaped garden, Energy rating: C



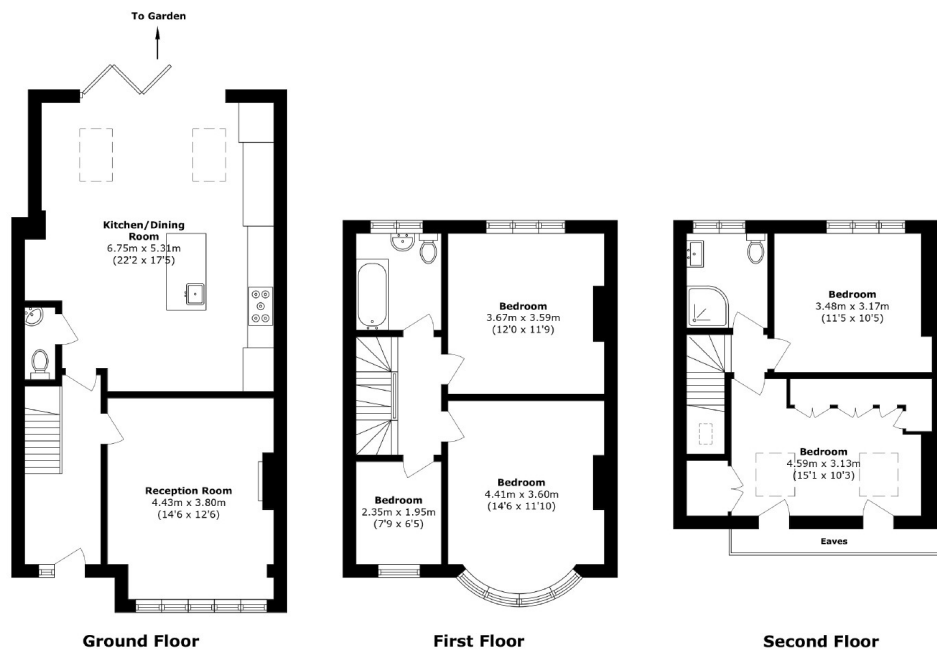












Total area (approx.): 141.8 sq. m (1526.3 sq. ft)  
(Excluding Eaves)

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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.