



Moffat Road, CR7 | Guide Price £525,000

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# In General

- Three bedroom Victorian house
- Off street parking
- Two reception rooms
- Utility room
- Characterful features
- Low maintenance rear garden
- Quiet residential road

# In Detail

Guide price £525,000 - £550,000

A fresh and vibrant three bedroom Victorian end of terrace house, ideally positioned on a quiet residential road.

This warm and characterful home is arranged over two floors and offers comfortable, immediately enjoyable living. Stripped wooden flooring runs throughout, complemented by two separate reception rooms that clearly define the living and dining areas. The front reception features bespoke shelving, while the dining room is enhanced by an olive-green tiled chimney breast. The separate kitchen is finished in a classic Shaker style with solid wood work surfaces and includes a practical serving hatch. Upstairs, there are three well-proportioned bedrooms and a stylish bathroom fitted with brushed brass fixtures. Additional benefits include a utility room and a convenient ground floor WC.

Externally, the property provides off-street parking and a low-maintenance rear garden laid to lawn.

Moffat Road is located close to Grangewood Park and is well served by Thornton Heath rail links, offering convenient access into central London. The property is also within walking distance of the Triangle, which offers a wide range of shopping and leisure amenities, including an Everyman cinema and a selection of independent boutiques and cafés.

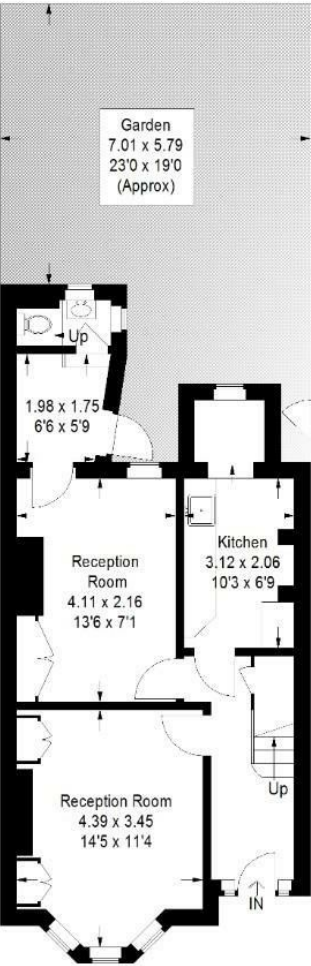
EPC: D | Council Tax Band: D



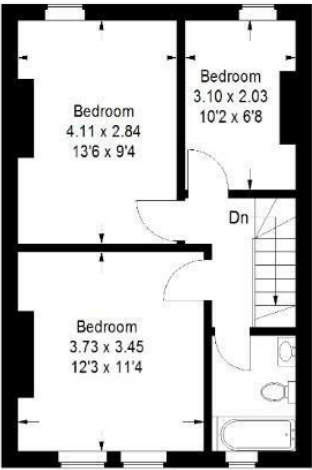
# Floorplan

Moffat Road, CR7

Approximate Gross Internal Area  
90.1 sq m / 970 sq ft

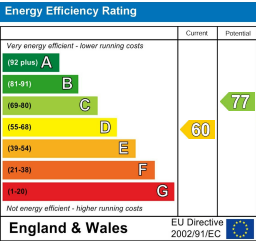


Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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