



MOFFAT ROAD, CR7  
£485,000 FREEHOLD

## BEAUTIFULLY PRESENTED TWO BEDROOM HOUSE FOR SALE

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

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## DESCRIPTION:

Winkworth is pleased to offer this well-presented two double bedroom end of terrace house for sale on a quiet residential street in close proximity to Grangewood Park.

The house has been tastefully updated by the current owners whilst retaining many beautiful period features. On the ground floor you will find a good-sized reception room with bay window allowing for an abundance of natural light, plus original wooden shutters & fireplace, separate dining room with dual aspect windows and fitted shaker style kitchen with access onto the well maintained garden which also benefits from a garden lodge which is a perfect space as a home office or gym. On the first floor are two generously proportioned double bedrooms and family bathroom with roll top bath and separate shower.

The transport links of Thornton Heath which offer links into London Victoria in 26 minutes & London Bridge in 36 minutes as well as access to Clapham Junction & Balham station for the Northern line tube is a 20-minute walk away. Norwood Junction station can be reached by a short bus journey and offers links into London Bridge in 13 minutes and the Overground network serving East London. The superb local amenities on and around the Crystal Palace "Triangle" which offers an abundance of independent shops, cafes, bars & restaurants is within easy reach.

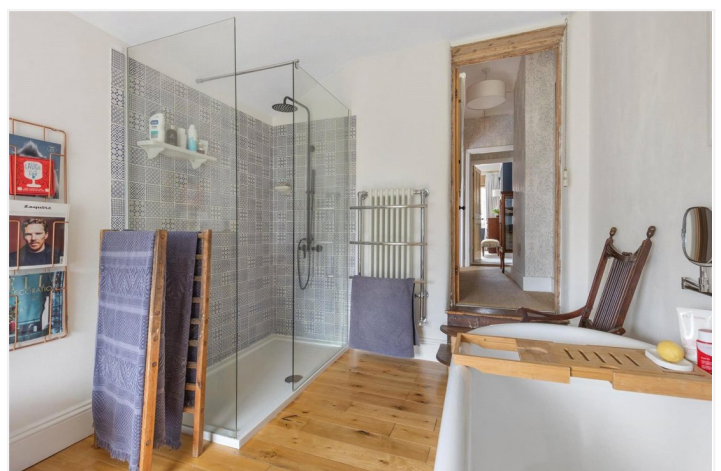








Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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