



## Langdale Road, CR7

**£550,000**

Welcome to this beautifully presented four-bedroom family home situated on the sought-after Langdale Road in the heart of Norbury. Thoughtfully extended and tastefully modernised, this property offers spacious and flexible living ideal for modern family life.

Energy rating: C



The ground floor boasts a bright and airy open-plan kitchen and dining area, perfect for entertaining or family gatherings, with stylish fittings and direct access to the rear garden. A separate reception room at the front provides a cosy retreat, featuring a large bay window and elegant finishes throughout.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The loft conversion adds a generous fourth bedroom with en-suite facilities, ideal as a main suite, guest room, or home office. Externally, the property benefits from a private rear garden and easy on-street parking.

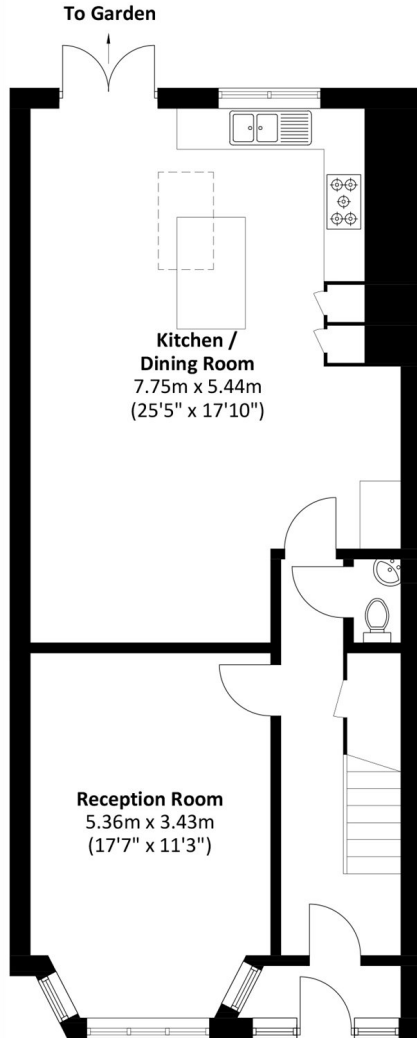
Langdale Road is conveniently situated just 0.8 Miles from Thornton Heath train station and the town centre, which offers a variety of local restaurants and shops. The property also benefits from easy access to local schools, including state and grammar schools, making it an ideal location for families.

Four bedrooms, Openplan living, Extended kitchen, Garden Room, High Spec, EPC: C

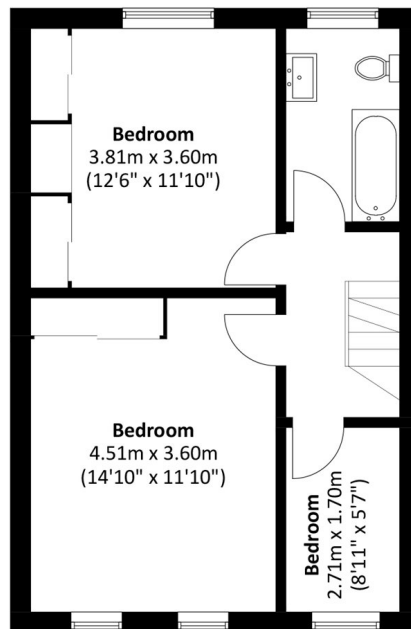
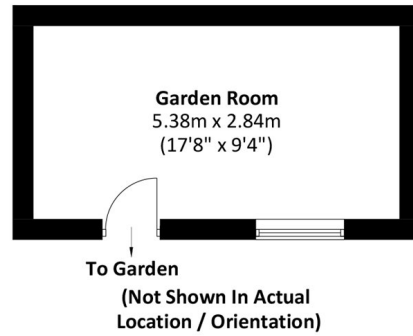




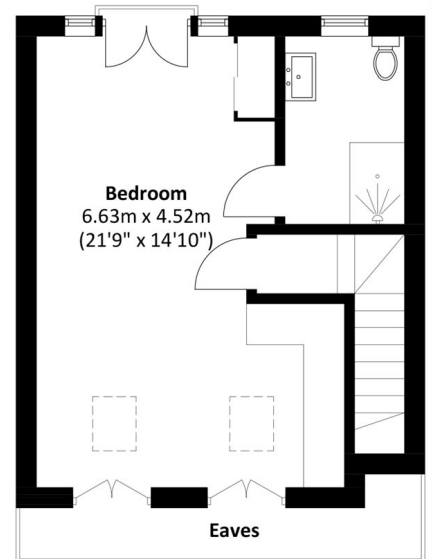




**Ground Floor**



**First Floor**



**Second Floor**

Total area: Approx. 154.9 sq. meters (1,667.3 sq. feet)  
Garden Room. 15.4 sq. meters (165.8 sq. feet)

James Alexander  
1341 London Road,  
Norbury, SW16 4BE  
020 8629 8028  
norburysales@jamesalexander.com

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.