



Cranston Road, London

Guide Price £800,000



4



2



2



C



Property Summary

GUIDE PRICE £800,000 - £850,000

A fabulous 1930s four bedroom house with TWO BATHROOMS & OFF STREET PARKING offered to the sales market by Propertyworld. This beautiful family house is offered CHAIN FREE and benefits from generous living space across 3 floors, beautifully proportioned accommodation throughout, lot of natural light and a fab location close to shops, eateries and lots of amenities. This is superb house in our opinion and we expect a strong response from the market.

The details include: on the ground floor you enter into a warm and welcoming entrance hallway with neutral decor, laminate floor and lots of light. To side, is reception one / lounge boasting generous proportions, bay window to front, high ceilings and high spec laminate floor throughout. To rear is a large kitchen / diner with patio doors leading to the generous rear garden and an extensive range of high gloss white units, lots of worktop space and combi boiler. Installed only a few years ago, the kitchen is modern, fully fitted and excellent. On the first floor there are THREE BEDROOMS (2 x dbs, 1 sgl) - all flooded in light, nicely decorated in neutral tones and ready for immediate occupation , plus a super modern bathroom with 2 piece suite and mains shower over bath. On the top floor, forming part of an impressive loft conversion is the master bedroom and ensuite shower room. This is a fabulous space with ample room and lots of eves storage plus a charming outlook to rear and lot of light. The rear garden is spacious and laid mainly to lawn.

This is a family house. A house to stay in and lay some roots. A home. Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Four bedroom house
- 1930s mid terrace
- OFF STREET PARKING
- CHAIN FREE
- Two bathrooms
- Spacious accommodation
- FAMILY HOUSE
- Large rear gatrden
- Freehold tenure
- EPC rating is C / council tax is D

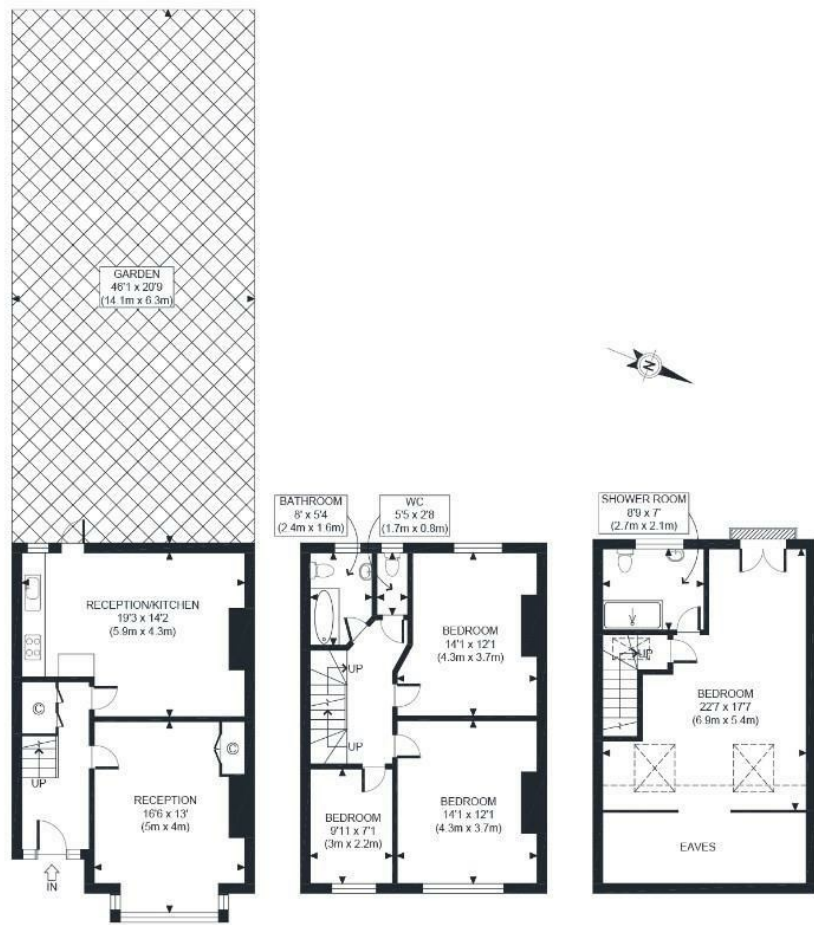
Our Vendor Loves...

Our Vendor Loves....

"The property is in keeping with the other period properties on the road. It retains the original windows which still retains the original star glass at the from elevation. The property has been well maintained and wants for nothing. The interior have been decorated tastefully and all rooms present well. The kitchen has been altered and now features a stunning kitchen/dinner. The bedrooms are larger feel light and airy. The loft conversion was carried out over a decade ago, and now benefits a large bedroom with high ceilings and tasteful ensuite shower room and wc. The property would suit a growing family as yheree are two primary schools which are outstanding".







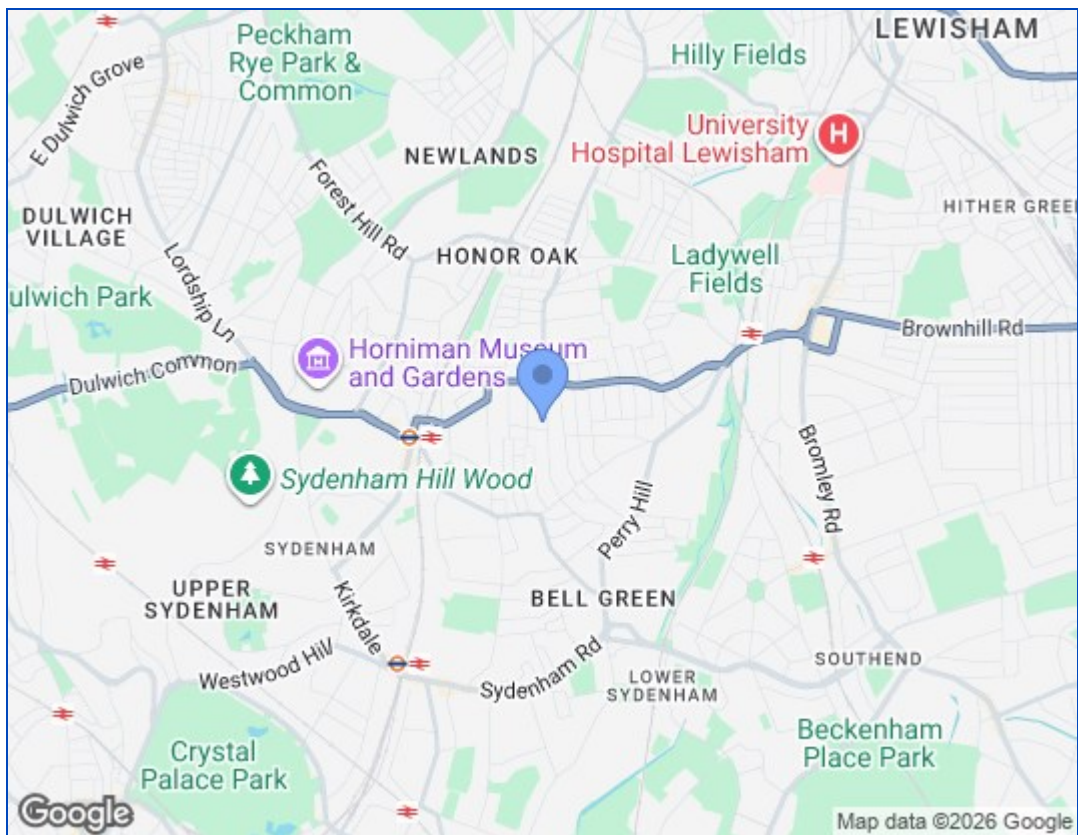
GROUND FLOOR GROSS INTERNAL FLOOR AREA 533 SQ FT

FIRST FLOOR GROSS INTERNAL FLOOR AREA 560 SQ FT

SECOND FLOOR GROSS INTERNAL FLOOR AREA WITH EAVES 508 SQ FT FLOOR AREA WITHOUT EAVES 387 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1601 SQ FT / 148 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1480 SQ FT / 138 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Cranston Road
 2781026
 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

