



Moffat Road, CR7 | Guide Price £485,000

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# In General

- Two double bedrooms
- Beautifully finished
- Low maintenance private garden
- Off street parking
- Quiet residential street
- Potential for loft extension (STPP)

# In Detail

Guide price between £485,000 - £500,000

A beautifully presented Victorian terrace house with off street parking on a quiet residential road.

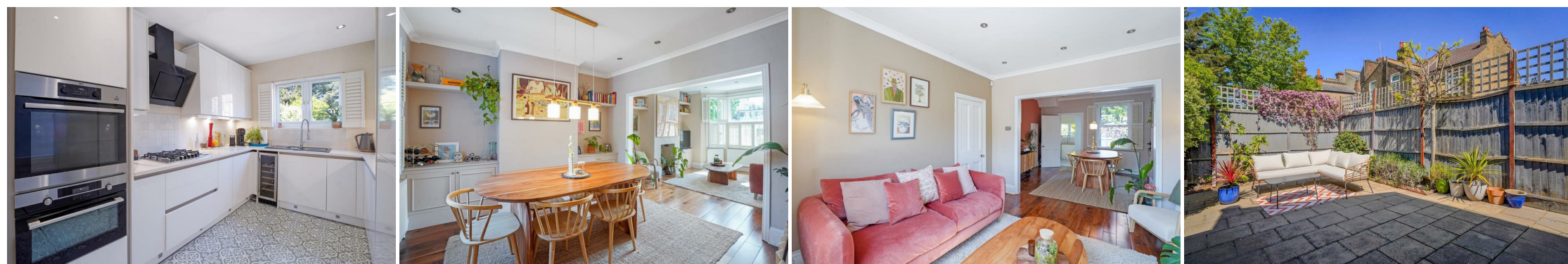
This fresh and vibrant accommodation has been thoughtfully decorated by the current owners to offer a characterful space that can be immediately enjoyed. The entrance level comprises of a front reception room with beautiful wood flooring, vibrant colours, and coving - a calm and relaxing place to enjoy at the end of the day. The dining room is socially open to a separate modern kitchen which has plenty of work and storage space, and could be perfect for those who enjoy hosting friends and family. Upstairs there are two double bedrooms and a stunning bathroom with a bath and a separate walk-in rainfall shower. Additionally there is potential for a loft extension (STPP).

Externally there is a rear garden with a patio seating area surrounded by beautiful plants and flowers.

Moffat Road is nearby Grangewood Park and is primarily served by Thornton Heath rails links to central London. Also, walking distance to a wealth of shopping and leisure options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is a great place to check out quality offerings from farmers and locals alike, whilst Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the cafe.

An attractive property that should be viewed to be appreciated.

EPC: D | Council Tax Band: D




# Floorplan

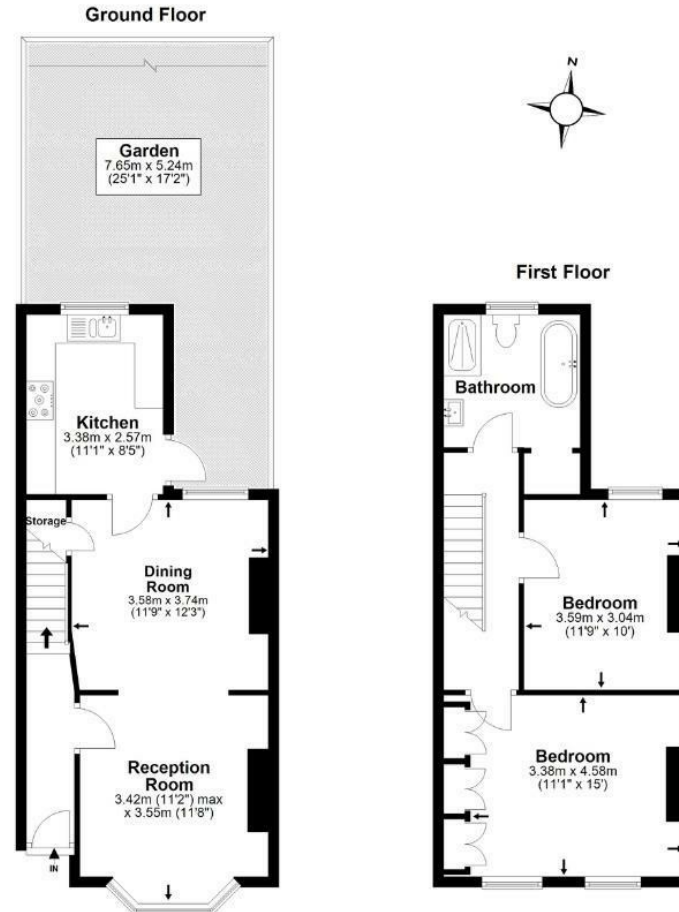
Moffat Road, CR7

Total\* = 82.7 sq. m / 890.4 sq. ft

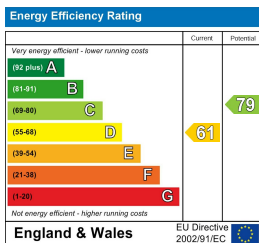
First Floor = 41.8 sq. m / 450.2 sq. ft

Ground Floor = 40.9 sq. m / 440.2 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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