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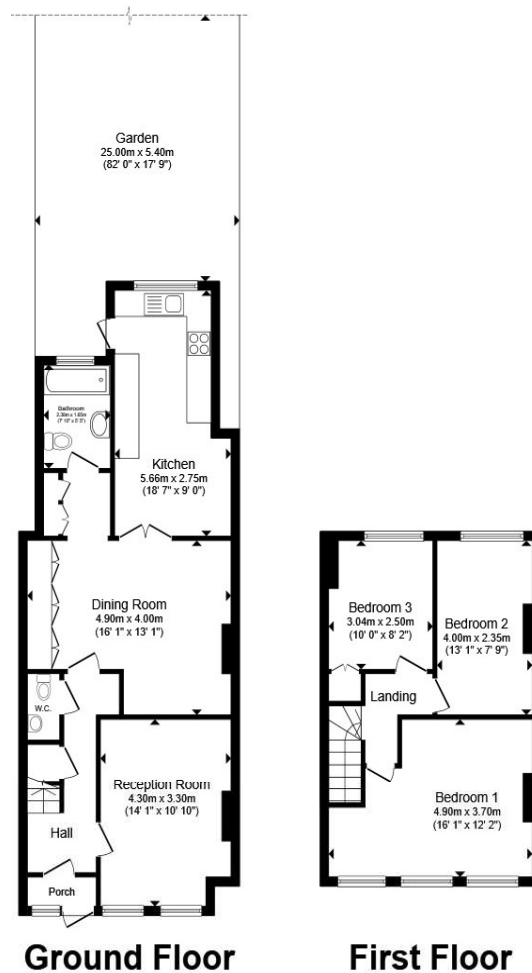
**Cranbrook Road, Thornton Heath CR7 8PP**

  
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**welcome to**  
**Cranbrook Road, Thornton Heath**

Spacious three-bedroom terraced home offering over 1,100 sq ft of accommodation, featuring two reception rooms, a generously sized kitchen, and a large rear garden, ideal for families and buyers looking to personalise.





Situated on Cranbrook Road, this well-proportioned three-bedroom terraced home offers approximately 1,103 sq ft of internal space, making it an excellent opportunity for families or buyers seeking generous living accommodation with scope to modernise.

The ground floor features a welcoming entrance hall leading to a bright front reception room, a separate dining room perfect for entertaining, and a spacious kitchen to the rear providing direct access to the garden. A convenient ground floor W.C. and additional bathroom complete the layout.

Upstairs, the first floor comprises three well-sized bedrooms, including a particularly spacious principal bedroom, along with two further bedrooms ideal for children, guests, or home office use.

Externally, the property benefits from a substantial rear garden extending to approximately 82 ft, offering excellent outdoor space and potential for landscaping or extension (subject to planning permission).

#### Location

Cranbrook Road is conveniently positioned for access to Thornton Heath station, providing direct links into London Victoria and London Bridge. A range of local bus routes are also easily accessible. The area is well served by a variety of local amenities, including shops, cafes, and supermarkets, while several well-regarded primary and secondary schools are within close proximity. For green open space, Grangewood Park and Norbury Park are nearby, offering recreational facilities and scenic walks.

Total floor area 102.4 m<sup>2</sup> (1,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Cranbrook Road, Thornton Heath

- Three well-proportioned bedrooms
- Two spacious reception rooms
- Large kitchen with garden access
- Approx. 82 ft rear garden
- Excellent potential to modernise/extend (STPP)

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Price

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THH114839 - 0002

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