



**Melfort Road, CR7**

**£475,000**

Retaining many of its original period features, this tree bedroom house is ideal for those looking to put their stamp on their new home. Energy rating: D

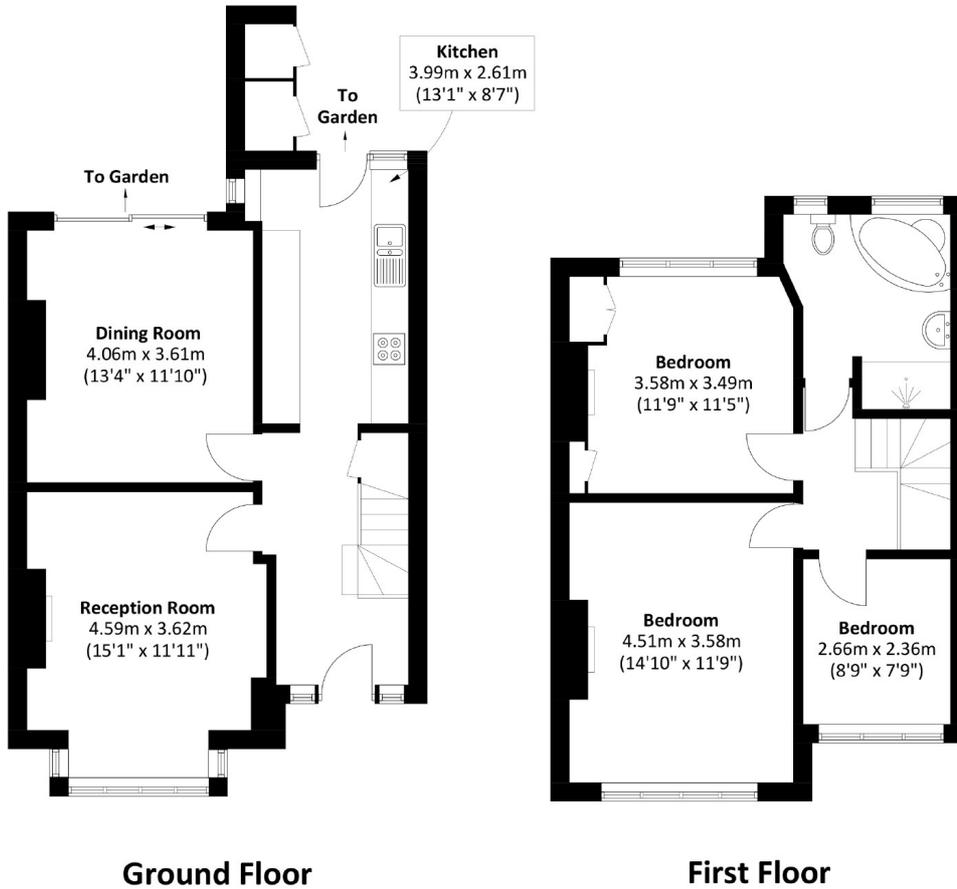


The accommodation comprises a generous entrance hall leading to the front reception room and garden aspect dining room and kitchen to the rear. Upstairs are two double bedrooms, a further single bedroom and family bathroom. The property benefits from a large loft space, mature private garden and off street parking.

Melfort Road is conveniently located just 0.5 miles from Thornton Heath station and 1 mile from Norbury Station along with the areas local shop, restaurants and schools.

Three bedroom house, Private garden, Off street parking, 0.5 miles from station, Excellent potential, Energy rating: D





Total area: Approx. 102.2 sq. meters (1,100.0 sq. feet)  
External Storage : 1.6 sq. meters (17.2 sq. feet)

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Energy Rating: D 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.