



Lenham Road CR7  
£550,000

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# In general

- Attractive Victorian house
- Three double bedrooms
- Characterful features
- Quiet cul de sac
- Nearby Grangewood Park
- Potential for attic conversion (STP)
- Three reception rooms

# In detail

A characterful brick-fronted three double bedroom Victorian house tucked away on a quiet residential cul de sac nearby Grangewood Park.

This charming property has been maintained through many years of ownership and could offer an ideal next step for a young or growing family. The accommodation is arranged over two levels and retains many sought after original features, such as sash windows, stripped wood flooring, and picture rails, as well as a working fireplace and an exposed brick feature wall.

Other points to note include three reception rooms, a generous master bedroom with a light and bright bay window, a kitchen / diner, and a sizeable attic space with potential to convert (STP).

Externally there is lawned rear garden accessed via double doors.

Lenham Road is primarily served by rail links at Thornton Heath and Norwood Junction, as well as bus routes along Grange Road. Also, popular schools such Beulah Infants and Juniors, David Livingstone Academy (Ofsted outstanding), and Cypress Primary.

In our opinion, a great long-term opportunity that should be viewed to be appreciated.

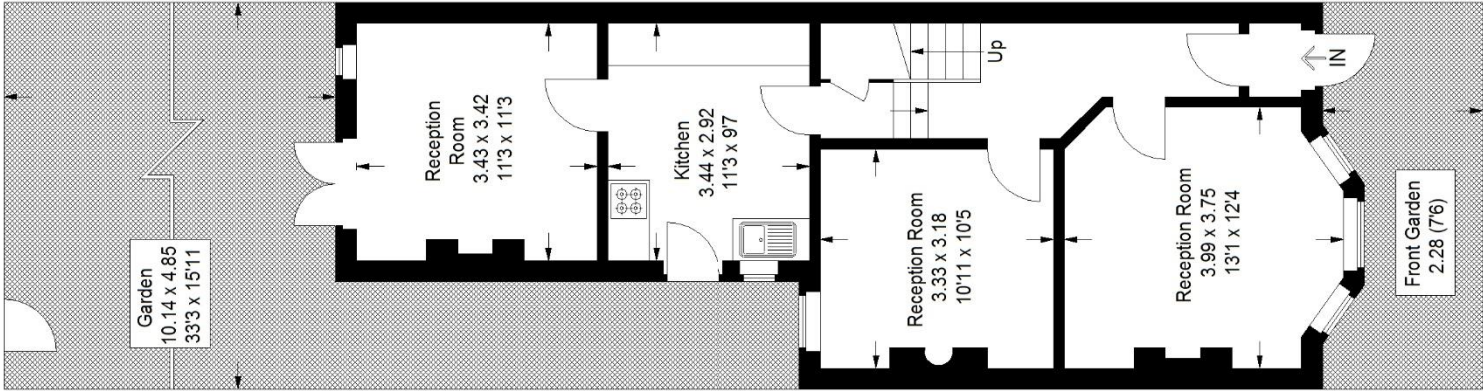
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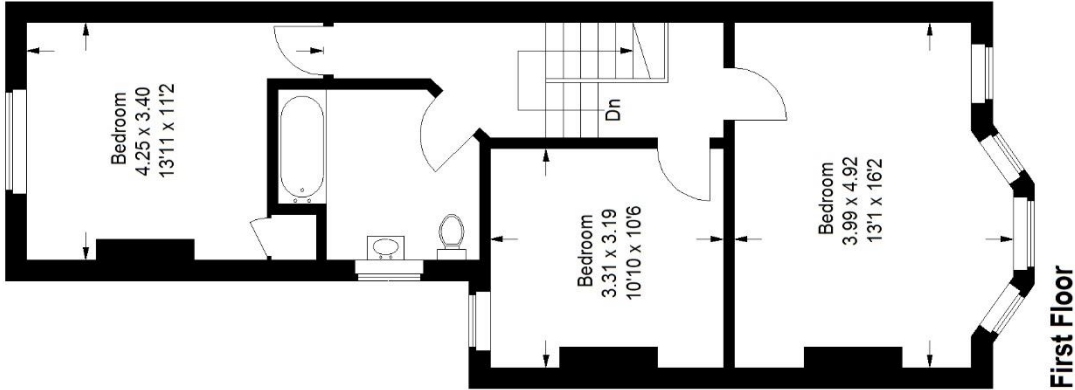
# Floorplan

## Lenham Road CR7

Approximate Gross Internal Area  
Ground Floor = 58.6 sq m / 631 sq ft  
First Floor = 58.0 sq m / 624 sq ft  
Total = 116.6 sq m / 1255 sq ft



## Ground Floor



## First Floor

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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