



## Langdale Road, CR7

**£450,000**

Located on a residential road, this 3 bedroom family home has been extended to the ground floor creating an openplan living space. Energy rating: C



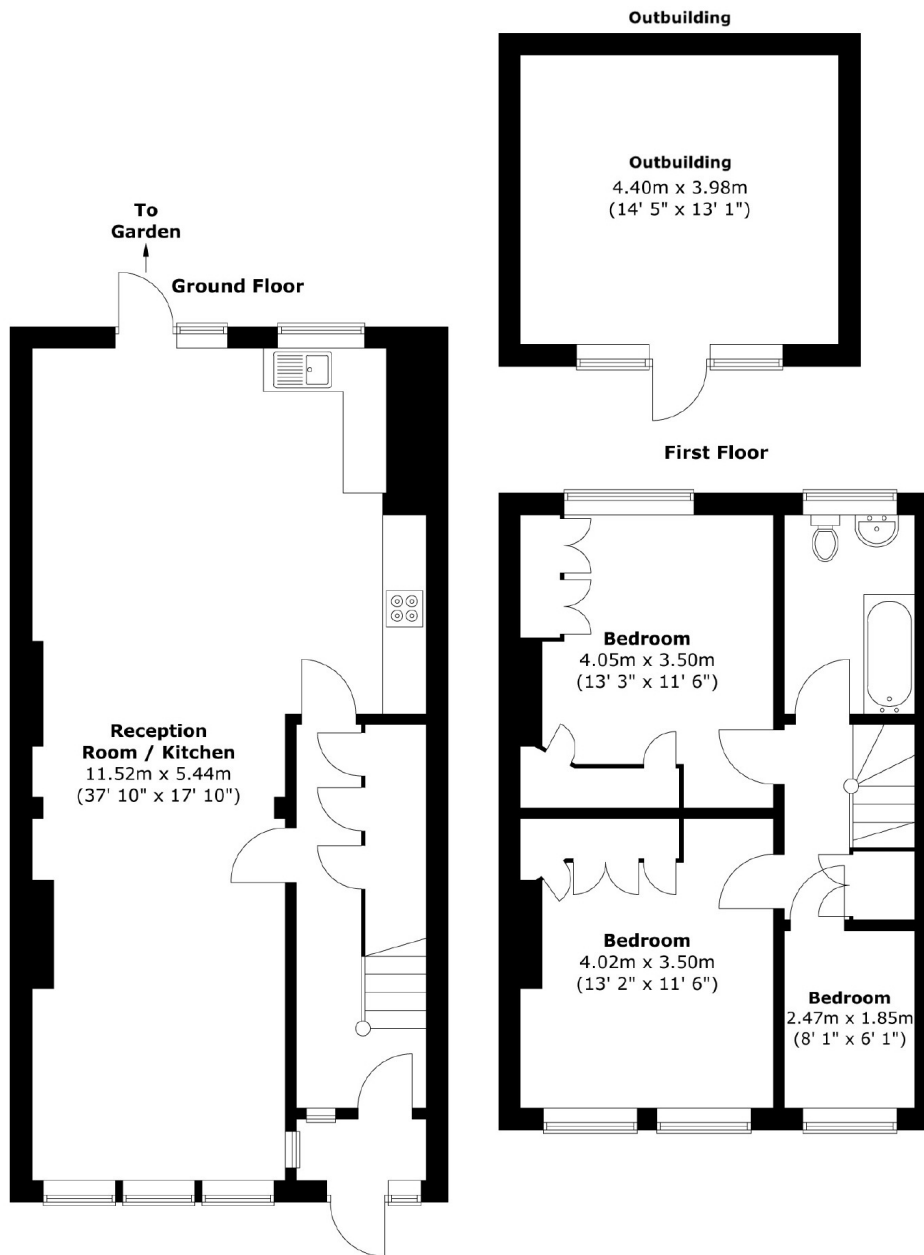
This family home offers three bedrooms to the first floor along with a family bathroom and access to loft space. To the ground floor there is a spacious through reception room, rear dining area opened to kitchen/breakfast and a rear extension opening to the garden.

Langdale Road is conveniently situated just 0.8 Miles from Thornton Heath train station and the town centre, which offers a variety of local restaurants and shops. The property also benefits from easy access to local schools, including state and grammar schools, making it an ideal location for families.

Three bedrooms, Openplan living, Extended kitchen, Garden Room, Chain free, EPC: C







Total area (approx.) : 107.7 sq. m (1159. sq. ft)  
Total outbuilding area (approx.) : 17.8 sq. m (191 sq. ft)

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Energy Rating: C 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.