



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Upton Road, Thornton  
Heath, Surrey, CR7**

**cubitt & west**  
Helping you move forwards



## Main features

- Mid-terrace house in need of modernisation
- Nestled in a residential road
- Spacious lounge/diner is great for entertaining
- Shower room and the potential of an en-suite
- Private rear garden



### Nearest Schools

Primary: David Livingstone Primary 0.1 miles, St Cyprian's Greek Orthodox Primary 0.3 miles, Beulah Junior School 0.3 miles  
Secondary: Westwood Girls College for Languages & Arts 0.3 miles, Norbury Manor Business & Enterprise College for Girls 0.7 miles, Harris City Academy Crystal Palace 0.8 miles



### Transport Information

Train Stations: Thornton Heath 0.6 miles, Norbury 1.0 miles, Norwood Junction 1.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 24'9 x 11'9 (7.55m x 3.58m)

Kitchen: 13'1 x 10'2 (3.99m x 3.10m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'1 x 11'3 (4.60m x 3.43m)

Store/Potential En-suite: 9'7 x 6'2 (2.92m x 1.88m)

Bedroom 2: 12'7 x 10'4 (3.84m x 3.15m)

Bedroom 3: 10'11 x 9'6 (3.33m x 2.90m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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