



## Totton Road, CR7 7QR

- Three bedroom home
- Refurbished to the highest standard throughout
- Extended to the rear
- Separate living room
- Large garden to the rear
- EPC rating: D

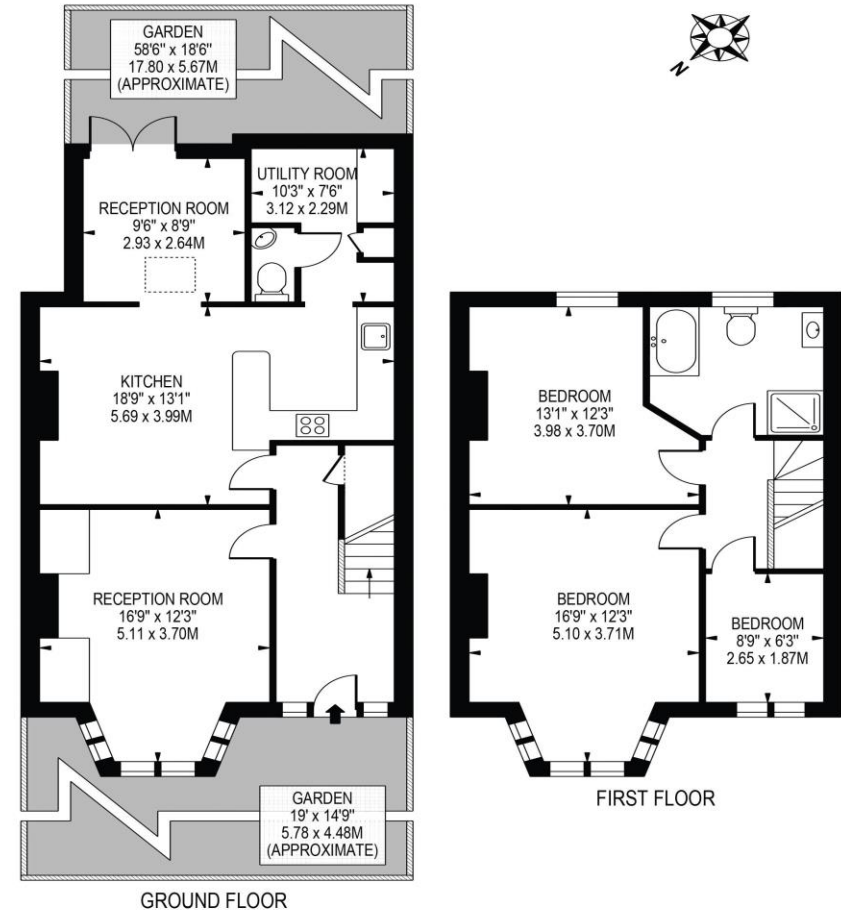
**£600,000**

# Totton Road, CR7 7QR

A beautiful three-bedroom house set on the quiet yet well connected Totton Road. This wonderful period home has been completely refurbished throughout to the highest possible standard and comprises; three bedrooms, a large living room complete with feature fireplace, a modern family bathroom with free standing bath/separate shower, an extended open-plan kitchen/dining room with integrated units and appliances which leads onto a large sunny garden complete with paved and turfed areas. The property also has a large driveway at the front. This home has been extended to the rear, but the cold water has been fed into the loft making the property ready to be extended into the loft space. This wonderful home has been meticulously refurbished throughout by the current owners keeping period style but adding to it with bespoke plastering, tiling, and flooring. Every detail has been updated recently including but not limited to, a Worcester boiler, double glazing, new radiators, carpets, new electrics and recently added shutters and blinds. The property would be perfect for a first-time buyer or a home mover. It benefits from lying on the quiet Totton Road and would suit any commuter requiring access into The City due to its close proximity to Norbury and Thornton Heath stations which provide direct access to Clapham Junction, Victoria, London Bridge and Farringdon. It is also a short bus or train ride to East Croydon, helpful for fast trains to Brighton and Gatwick. The wide, leafy, and open spaces of Pollards Hill are a short walk away as are the shops, bars, and restaurants local to Streatham High Road including the well-regarded Bull and Railway pubs.

## TOTTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1195 SQ FT - 110.98 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Telephone 020 3780 0000  
Website oaksestateagents.com  
Email streatham@oaksestateagents.com