

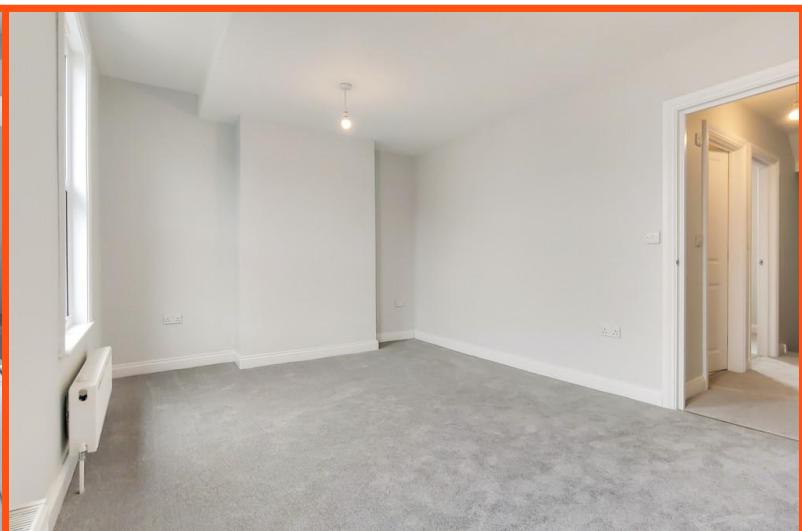


Frant Road, Thornton Heath, Surrey, CR7 7JX

Guide Price £525,000 - £550,000

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Offered to the market CHAIN FREE is this beautifully present extended five bedroom house. To the ground floor you have a large through reception room, newly fitted kitchen and cloakroom. To the first floor you have three bedrooms and family bathroom with a further two bedrooms and bathroom on the top floor. To the rear of the property there is large private garden. Located within 0.6 miles of Thornton Heath train station for those needing to commute but with excellent bus links keeping you well connected to Croydon town centre.





Frant Road, CR7

CAPTURE DATE: 03/03/2021 LASER SCAN POINTS: 5,366,374

GROSS INTERNAL AREA

135.35 sqm / 1456.90 sqft

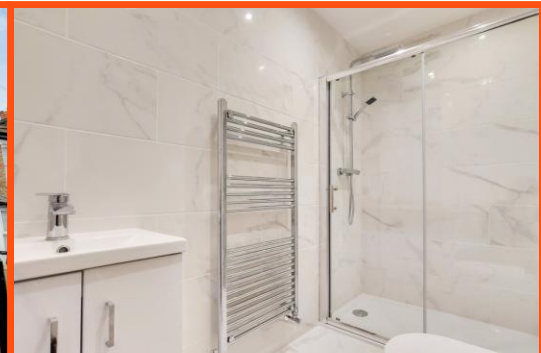


GROSS INTERNAL AREA (GIA) The footprint of the property 135.35 sqm / 1456.90 sqft	NET INTERNAL AREA (NIA) Exclusive of walls and external features Includes mezzanine, mezzanine level height 124.91 sqm / 1344.52 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 12.30 sqm / 132.40 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA IN REDUNDANT: 150.69 sqm / 1626.74 sqft  
AREA IN REDUNDANT: 125.42 sqm / 1360.01 sqft  
SPEC ID: 6028448b6e4e0e40040057354



Cockburn EA  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.