



# 23B Beulah Crescent

Thornton Heath, CR7 8JL

**Price Guide £250,000**

A beautifully presented ground-floor Victorian conversion offering a spacious one-bedroom layout, finished to a high standard throughout. The property features a contemporary fitted kitchen with integrated appliances, a generous reception room with stylish Amtico flooring, and a superbly sized double bedroom. There is also a luxurious bathroom suite, gas central heating, double glazing, and the added benefit of a private front door.

Externally, the property enjoys sole use of a rear garden along with an allocated parking space, which is rare for properties of this type.

Ideally located, the property is within easy reach of an array of local amenities, cafes, and shops, as well as excellent transport links. Nearby stations include Norwood Junction, offering fast and frequent services into London Bridge and London Victoria, as well as access to the Overground. Thornton Heath station is also within close proximity.

For those who enjoy green spaces, the property is well positioned for some of the area's best, including the ever-popular Crystal Palace Park, South Norwood Lakes, and Norwood Park, perfect for outdoor leisure and recreation.

Croydon Council  
Council Tax Band B £1929  
Tenure: Share of freehold  
Lease Term: 106 years

## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- £250,000 - £275,000 PRICE GUIDE
- OWN FRONT DOOR
- IMMACULATE CONDITION
- ONE BEDROOM VICTORIAN CONVERSION
- OWN REAR GARDEN
- ALLOCATED PARKING SPACE
- DOUBLE GLAZED WINDOWS
- CONTEMPORARY FITTED KITCHEN
- 13 MINUTE WALK TO THORNTON HEAT STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



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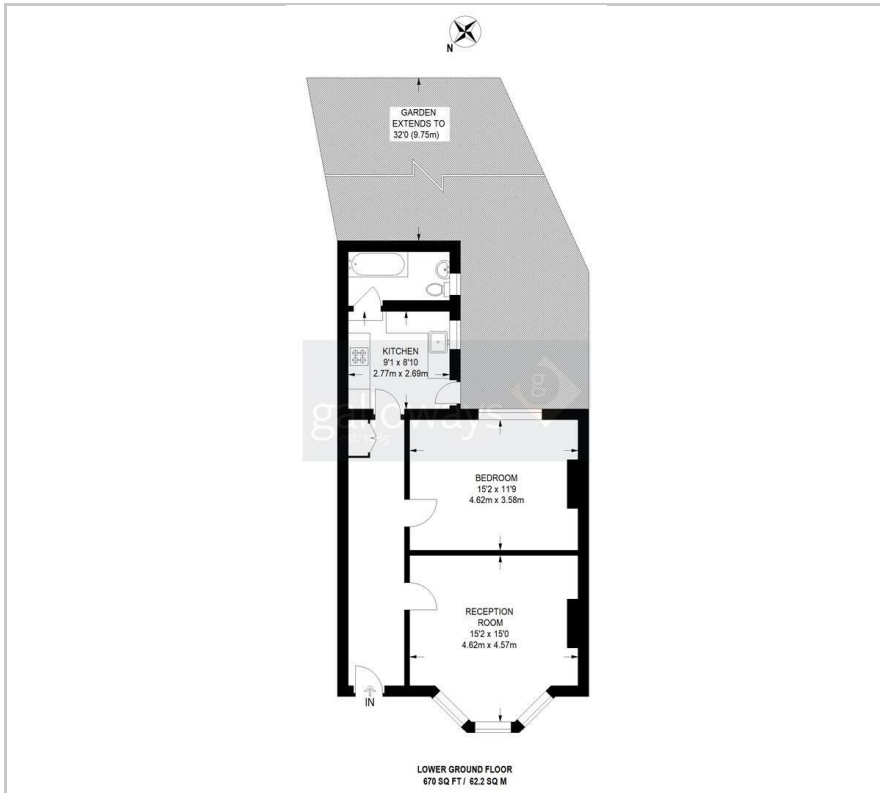


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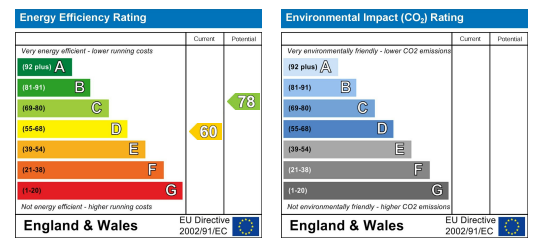
## Floor Plan



## Area Map



## Energy Efficiency Graph



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