

FOR SALE

£450,000 Freehold



## 25 Ecclesbourne Road, Thornton Heath, Surrey. CR7 7BQ

- Three Double Bedrooms
- Lounge
- Large Kitchen/Breakfast Room
- Upstairs Bathroom
- Large WC
- Front & Rear Gardens
- Outbuilding 24'6" x 12'1"
- Double Glazing
- Gas Central Heating
- Popular Road
- Immediate Vacant Possession



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## PROPERTY DESCRIPTION

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Situated in an ever popular residential road within a 5-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, library and well regarded schools. An exceptionally spacious three double bedroom Victorian end of terrace house which benefits from double glazing, gas central heating, generous rooms throughout with plenty of natural light. Potential to extend into loft, to the rear and to the end of the rear garden (subject to planning). Immediate vacant possession.



## ROOM DESCRIPTIONS

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### Front Garden

Paved, porch to double glazed front door to:

### Entrance Hall

Frosted double glazed picture window, radiator, understairs cupboard housing meters, cornice, corbels, power points, fitted carpet, stairs with ornate balustrade to first floor landing, doors to:

### Lounge/Diner

24' 10" x 11' 0" (7.57m x 3.35m)

Double glazed casement windows into splay bay, double radiator, radiator, ornate cornice, power points, double glazed door to rear garden.

### Large Kitchen/Breakfast Room

18' 9" x 8' 9" (5.71m x 2.67m)

Dual aspect double glazed casement windows overlooking rear garden, double radiator, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, gas cooker, gas combination boiler, power points, vinyl flooring, double glazed door to rear garden.

### Large First Floor Landing

Entrance to loft, ornate balustrade, power points, fitted carpet.

### Bedroom 1

14' 3" x 13' 4" (4.34m x 4.06m)

Double glazed casement windows into splay bay, double glazed casement window to front,

### Bedroom 2

11' 0" x 8' 11" (3.35m x 2.72m)

Double glazed casement window overlooking rear garden, radiator, power points, fitted carpet.

### Bedroom 3

9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed casement window overlooking rear garden, radiator, power points, fitted carpet.

### Bathroom

8' 7" x 4' 5" (2.62m x 1.35m)

Frosted double glazed casement window to side, radiator, matching white suite comprising panel bath with mixer tap, electric shower and tiled splashback, pedestal wash hand basin with tiled splashback, dual flush wc, vinyl flooring.

### Rear Garden

Approx. 45ft. Gated side access, door to:

### Large Workshop

24' 6" x 12' 1" (7.47m x 3.68m)

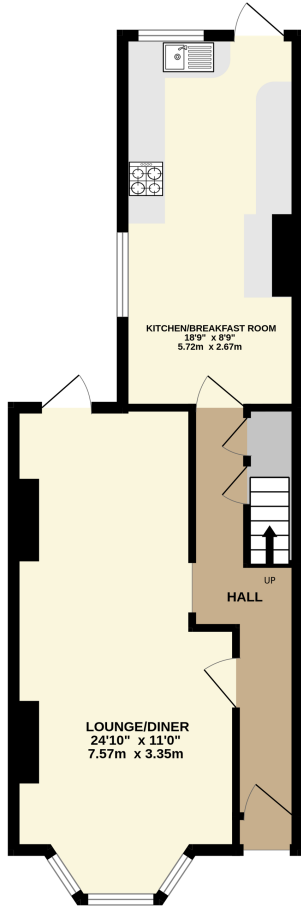
Plenty of potential.



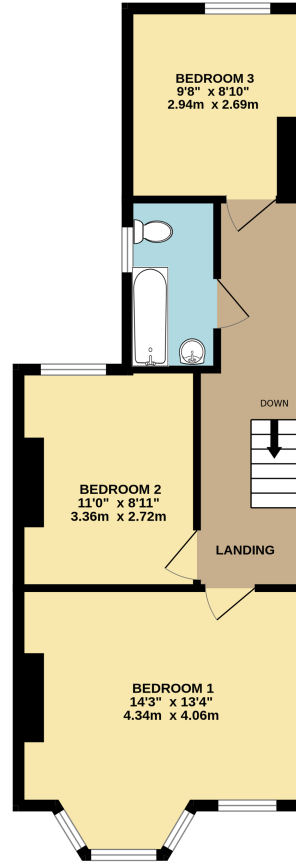
# FLOORPLAN & EPC



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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