

FOR SALE

£400,000 Freehold



34 Norbury Road, Thornton Heath, Surrey. CR7 8JN

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Renewed Roof In 2002
- Double Glazing
- Gas Central Heating
- Character Features
- Quiet Location
- No Onward Chain



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PROPERTY DESCRIPTION

Situated in a popular side road within a 2-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools. This three bedroom terraced house was sold to the present owner in 1996. In that time the property has been updated to include a new roof in 2002, double glazing, gas central heating, a new gas combination boiler, a fitted kitchen, modern bathroom and the character features have been lovingly restored. No Onward Chain ! Highly Recommended. Must Be Seen.



ROOM DESCRIPTIONS

Large Front Garden

Steps to porch with part glazed front door to:

Entrance Hall

Pine stripped leaded light picture window, radiator with cover, understairs cupboard housing meters, pine stripped picture rail, pine stripped dado rail, staircase with original pine stripped balustrade, pine stripped floor, smoke alarm, power points, pine stripped panel doors to:

Lounge

14' 5" x 10' 10" (4.39m x 3.30m)

Double glazed casement windows with stained glass tops into rounded bay, radiator with cover, pine stripped picture rail, downlighters, power points.

Dining Room

12' 0" x 10' 5" (3.66m x 3.17m)

Sliding double glazed patio doors to rear garden, radiator with cover, downlighters, pine stripped picture rail, fitted cupboard with plumbing for washing machine, power points, pine stripped flooring.

Kitchen

8' 0" x 5' 6" (2.44m x 1.68m)

Double glazed casement window overlooking rear garden, 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, stainless steel double oven, stainless steel hob, stainless steel cooker hood, integral 'Bosch' dishwasher, gas combination boiler, breakfast bar, space for fridge/freezer, spotlights, power points, ceramic tiled floor.

First Floor Landing

Pine stripped picture rail, pine stripped balustrade, entrance to insulated and boarded loft, pine stripped panel doors to:

Bedroom 1

14' 5" x 10' 1" (4.39m x 3.07m)

Double glazed casement windows with stained glass tops into rounded bay, radiator, picture rail, tiled fireplace, power points.

Bedroom 2

11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed casement window overlooking rear garden, radiator, tiled fireplace, fitted cupboard, picture rail, power points.

Bedroom 3

8' 4" x 5' 6" (2.54m x 1.68m)

Double glazed casement window to front, radiator, power points.

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Frosted double glazed casement window, radiator, modern matching white suite comprising panel bath with mixer tap and shower above, tiled splashback, vanity unit housing wash hand basin with mixer tap, dual flush wc, vinyl flooring.

Garden

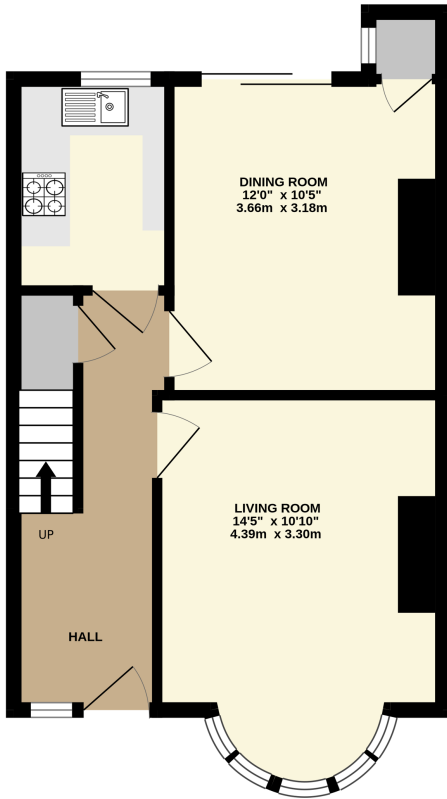
Approx. 30ft. Patio area, brick built storage cupboard with old cistern, gated rear access.



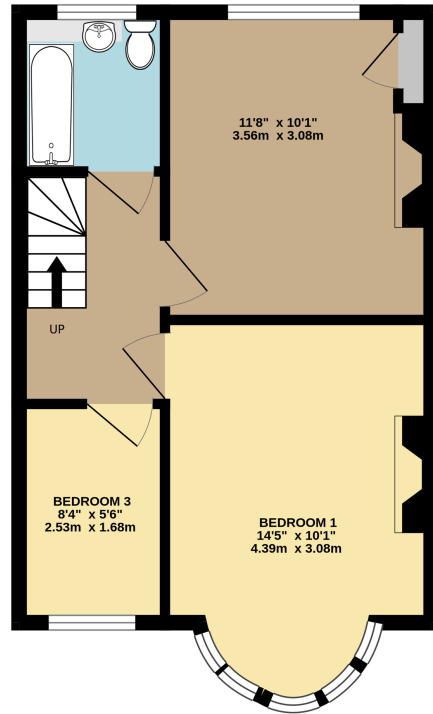
FLOORPLAN



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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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