

SOLD STC

£350,000 Freehold



38 Keston Road, Thornton Heath, Surrey. CR7 6BS

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Upstairs Bathroom
- Front & Rear Gardens
- Double Glazing
- Night Storage Heaters
- Immediate Vacant Possession
- In Need Of Work
- Character Features



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PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road which runs off Thornton Road, highly convenient for most local amenities including buses, Thornton Heath train station, Croydon University Hospital, local shops, supermarket and well regarded schools. This 1930's built terraced house benefits from double glazing but is in need of modernisation and redecoration throughout. Good size rear garden. Plenty of potential. Immediate vacant possession.



ROOM DESCRIPTIONS

Front Garden

Block paved, porch to double glazed front door to:

Entrance Hall

Frosted double glazed picture windows, night storage heater, understairs cupboard housing meters, stairs with balustrade to first floor landing, doors to:

Reception 1

14' 0" x 11' 4" (4.27m x 3.45m)

Double glazed casement windows to front, original fireplace with gas fire, night storage heater, power point.

Reception 2

12' 0" x 10' 9" (3.66m x 3.28m)

Two double glazed picture windows overlooking rear garden, original tiled fireplace with gas fire, fitted cupboard, power point, double glazed door to rear garden.

Kitchen

8' 7" x 5' 1" (2.62m x 1.55m)

Double glazed casement window overlooking rear garden, half tiled walls, gas cooker point, power points, double glazed door to garden.

First Floor Landing

Entrance to loft, balustrade, doors to:

Bedroom 1

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed casement windows to front, fitted wardrobes, power points.

Bedroom 2

11' 8" x 11' 2" (3.56m x 3.40m)

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

Bedroom 3

7' 5" x 5' 8" (2.26m x 1.73m)

Double glazed casement window to front, power point.

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Frosted double glazed casement window to rear, half tiled walls, suite comprising panel bath, pedestal wash hand basin, low flush wc.

Garden

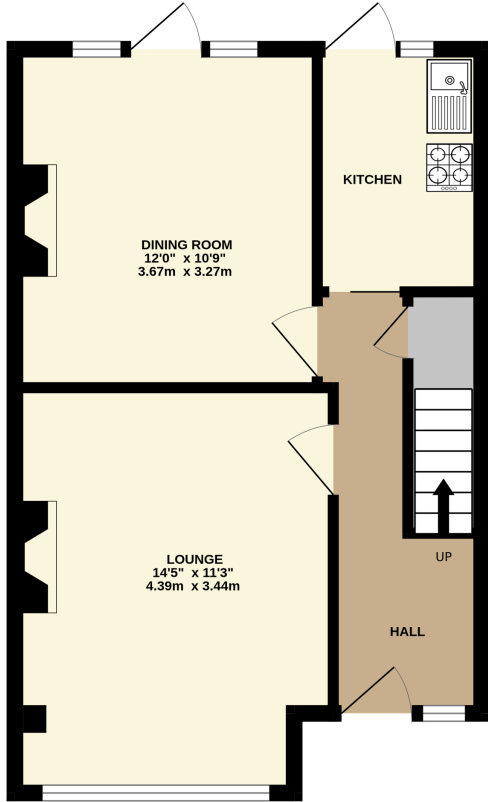
Approx. 40ft. Laid to lawn, gated rear access.



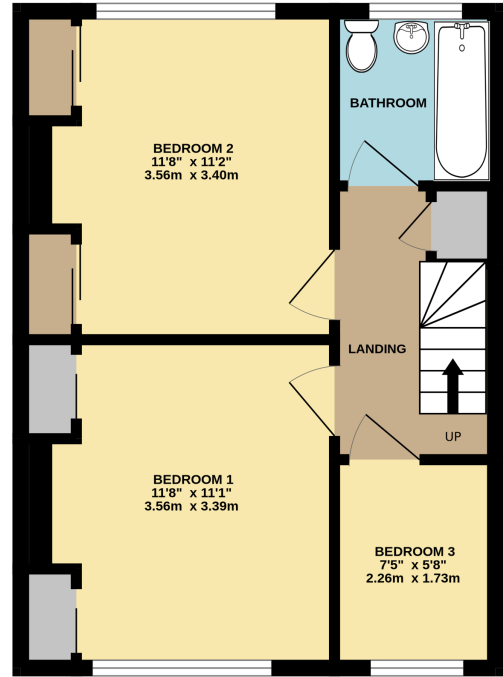
FLOORPLAN & EPC



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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