

FOR SALE

£475,000 Freehold



4 Berne Road, Thornton Heath, Surrey. CR7 7BG

- Four Double Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Bathroom
- Shower Room
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Modernised & Redecorated
- Quiet Location



Kingsbury Property Services
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in an ever popular residential road on the much favoured Chipstead Estate 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. This four double bedroom terraced house has been extended into the loft to form two double bedrooms and good size shower room. Benefits include a large rear garden, good size rooms with plenty of natural light, upstairs bathroom and shower room. No Onward Chain. Highly recommended!



ROOM DESCRIPTIONS

Front Garden

Paved, double glazed front door to:

Double Glazed Storm Porch

Part glazed front door to:

Entrance Hall

Original stained glass picture windows, double radiator, circuit breaker, power points, laminate flooring, stairs with balustrade to first floor landing.

Lounge

13' 4" x 11' 2" (4.06m x 3.40m)

Double glazed casement windows to front, double radiator, fitted cupboards and shelving, ceiling fan and light, power points, laminate flooring.

Kitchen/Diner

17' 2" x 10' 9" (5.23m x 3.28m)

Double glazed casement windows overlooking rear garden, double radiator, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap, 5 ring gas hob, oven, plumbing for washing machine, gas combination boiler, larder, power points, laminate flooring, double glazed french doors to rear garden.

First Floor Landing

Balustrade, laminate flooring, stairs with balustrade to second floor landing, doors to:

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m) 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed casement window to front, double radiator, shelf, coved cornice, power points, laminate flooring.

Bedroom 2

11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed casement windows overlooking rear garden, double radiator, fitted wardrobes, picture rail, power points, laminate flooring.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Opaque double glazed casement window, fully tiled walls, radiator, modern matching suite comprising oval corner bath with shower above, low flush wc, pedestal wash hand basin.

Second Floor Landing

Downlighter, laminate flooring, doors to:

Bedroom 3

10' 2" x 8' 3" (3.10m x 2.51m)

Double glazed casement windows overlooking rear garden, radiator, downlighters, power points.

Bedroom 4

12' 9" x 8' 7" (3.89m x 2.62m) into eaves

Two Velux double glazed skylights, radiator, storage into eaves, power points, laminate flooring.

Shower Room

5' 4" x 4' 6" (1.63m x 1.37m)

Opaque double glazed casement window to rear, fully tiled walls, heated towel rail, modern matching white suite comprising shower, dual flush wc, vanity unit housing wash hand basin, air extractor.

Rear Garden

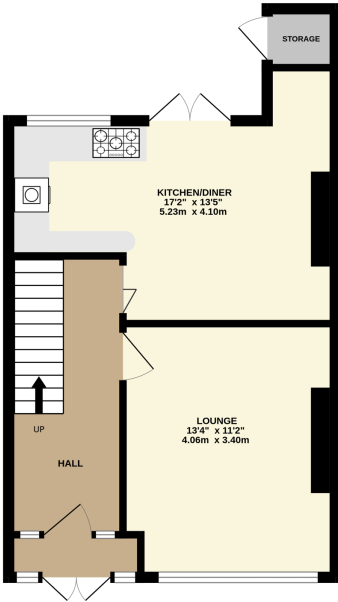
Approx. 50ft. Laid to lawn.



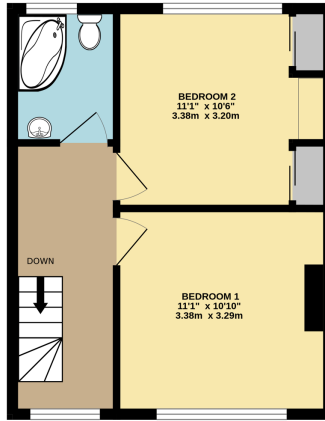
FLOORPLAN & EPC



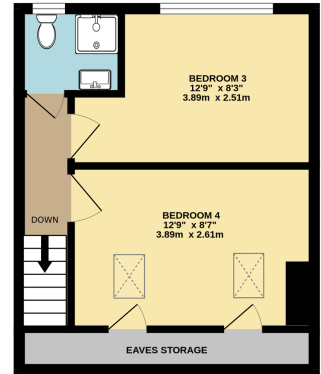
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Head Office
48, High Street, Thornton Heath, CR7 8LF
0208 689 0808
response@kingsburys.com