

FOR SALE

£395,000 Freehold



70 Buller Road, Thornton Heath, Surrey. CR7 8QW

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Garden
- Double Glazing
- Gas Central Heating
- Wood Laminate Flooring
- Renewed Roof



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PROPERTY DESCRIPTION

Situated close to local shops, schools and bus services and within a short walk of the mainline station, the property offers generous family accommodation consisting of open plan lounge/diner and kitchen on the ground floor, three bedrooms and family bathroom on the first floor. The property is in need of some cosmetic updating and is offered for sale with immediate vacant possession.



ROOM DESCRIPTIONS

Front Garden

Flowerbeds, step up to double glazed porch with stained glass front door to:

Inner Hallway

Power points, double radiator, understairs cupboard, laminate floors, stairs to first floor landing, doors to:

Lounge/Diner

26' 11" x 13' 0" (8.20m x 3.96m)

Power points, laminate floor, two radiators, coved cornice, mantelpiece, spotlights, double glazed square bay casement window.

Dining Area

Power points, radiator, laminate floor, double glazed patio doors to garden.

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)

Fitted with matching wall and base units, laminate worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, gas cooker point, fully tiled walls, larder cupboard, double glazed casement window, double glazed door to garden.

Stairs to First Floor Landing

Access to loft, ornate balustrade, doors to:

Bedroom 1

13' 11" x 13' 1" (4.24m x 3.99m)

Power points, double radiator, fitted wardrobes, double glazed bay casement window.

Bedroom 2

13' 0" x 12' 6" (3.96m x 3.81m)

Power points, double radiator, built in wardrobes housing central heating boiler, double glazed casement window.

Bedroom 3

8' 8" x 5' 9" (2.64m x 1.75m)

Power points, radiator, double glazed casement window.

Bathroom

8' 5" x 8' 4" (2.57m x 2.54m) L-shaped

Matching white suite comprising panel bath with mixer tap, wash hand basin in vanity unit, low flush wc, electric wall mounted shower, fully tiled walls, towel rail, laminate floor, frosted double glazed casement window.

Garden

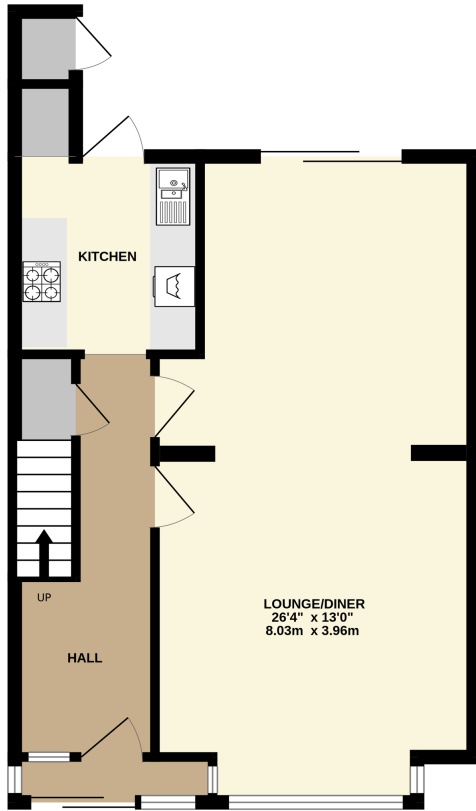
Approx. 36ft. Patio area, retaining walls, step up to lawn, fenced, needs some attention.



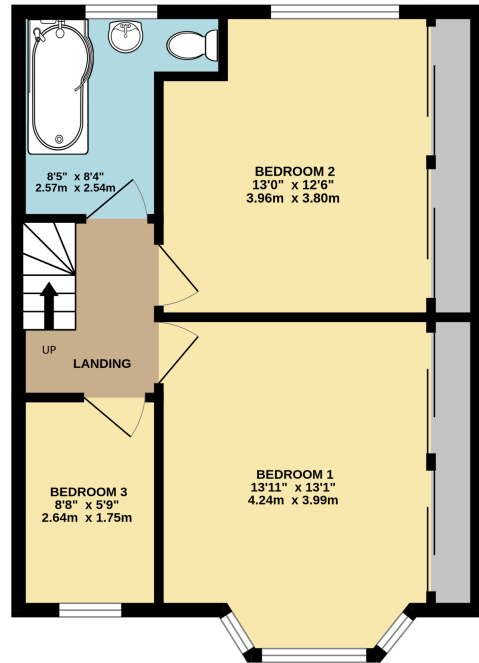
FLOORPLAN & EPC



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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