

FOR SALE

£350,000 Freehold



12 Northwood Road, Thornton Heath, Surrey. CR7 8HQ

- Two Double Bedrooms
- Two Reception Rooms
- Fully Fitted Kitchen
- Ensuite Shower room
- Ensuite Bathroom
- Outside Shower Room
- Rear Garden
- Double Glazing
- Renewed Roof
- Gas Central Heating
- No Onward Chain
- Must Be Seen



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PROPERTY DESCRIPTION

Welcome to this charming two-bedroom end of terrace cottage that perfectly blends comfort, style, and modern living. Situated in a highly sought-after location, this delightful property offers a fantastic opportunity for first-time buyers, small families, or professionals looking for a cozy yet spacious home. With two double bedrooms and two well-appointed ensuite bathroom & ensuite shower room, this residence promises convenience and privacy for all occupants.

Step inside to discover a warm and inviting atmosphere, featuring a fully fitted kitchen equipped with all the essentials to inspire your culinary creativity. The property boasts two reception rooms, providing ample space for relaxation, entertaining guests, or creating a home office to suit your lifestyle needs. Every room benefits from double glazing, ensuring a peaceful and quiet environment while helping to maintain energy efficiency throughout the year. One of the standout features of this property is the renewed roof, giving you peace of mind knowing that the home is well-maintained and protected from the elements. The gas central heating system further enhances comfort, offering consistent warmth during the colder months. Additionally, the presence of an outside shower room is a unique and practical bonus, perfect for after gardening or outdoor activities. Outside, you will find a charming rear garden, ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a private outdoor space. This garden is low maintenance yet offers enough room for planting flowers or creating your own vegetable patch, making it a great addition to the overall living experience. The property is being sold with no onward chain, facilitating a smooth and swift transaction process for prospective buyers. This advantage means you can move in with minimal delay and start making this house your home sooner rather than later. Whether you're a first-time buyer or looking to downsize, this property is truly a must-see to appreciate all that it has to offer. Idea first, second or investment buy.

Don't miss out on this fantastic opportunity to own a beautifully cared-for terraced house with two double bedrooms, two reception rooms, and good outdoor space. Contact us today to arrange a viewing and experience firsthand the comfort and convenience of living in this wonderful home



ROOM DESCRIPTIONS

Front Garden:

Flower beds with spring bulbs, conifers, path to double glazed door to:

Storm Porch:

Part stain glass front door to:

Lounge:

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed casement window into splay bay, three radiators, coved cornice, central heating thermostat, broadband point, phone point, power points, laminate flooring, glazed door to:

Dining Room:

11' 5" x 8' 7" (3.48m x 2.62m) Double glazed door to rear garden, radiator, under stairs cupboard housing meters, power points, laminate flooring, glazed door to:

Kitchen:

7' 11" x 6' 7" (2.41m x 2.01m) Double glazed casement window overlooking rear garden, modern matching fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap & tile splashback, stainless steel oven, ho, & cooker hood, integral fridge/freezer, washing machine, gas combination boiler, smoke alarm, downlighters, power points, ceramic tiled floor.

First Floor Landing:

Entrance to loft with ladder, panel doors to:

Bedroom 1:

11' 6" x 10' 7" (3.51m x 3.23m) Large double glazed casement window to front, radiator, coved cornice, power points, laminate flooring, door to:

Ensuite Shower Room:

Air extractor, fully tiled walls, white suite comprising of shower unit, wall mounted wash hand basin with mixer tap & medicine cabinet above, dual flush WC, ceramic tiled floor.

Bedroom 2:

11' 5" x 8' 6" (3.48m x 2.59m) Double glazed casement window overlooking rear garden, radiator, coved cornice, power points, broadband point, laminate flooring, door to:

Ensuite Bathroom:

7' 11" x 6' 7" (2.41m x 2.01m) Frosted double glazed casement window to side, fully tiled walls, chrome heated towel rail, modern matching suite comprising of panel bath with mixer tap & shower attachment, pedestal wash hand basin with mixer tap & mirror above, dual flush WC,.

Rear Garden:

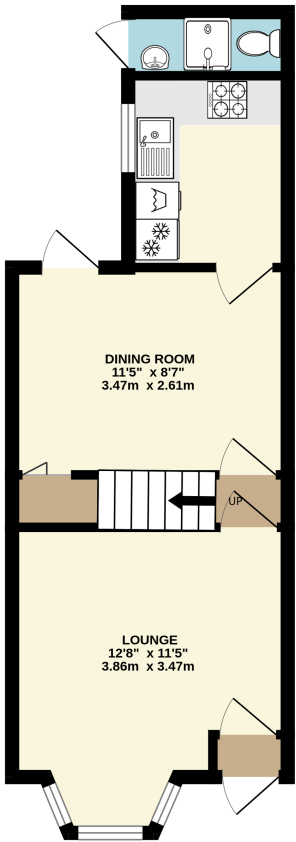
30' 0" x 11' 7" (9.14m x 3.53m) Brick built flower beds, patio, outside tap, conifer, door to:

Outside Shower Room:

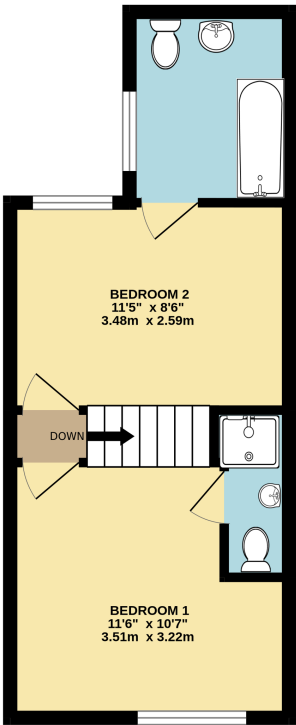
6' 7" x 2' 8" (2.01m x 0.81m) Fully tiled walls, suite comprising of shower, dual flush WC, pedestal wash hand basin.



GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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