

FOR SALE

£450,000 Freehold



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

- 3 Large Double Bedrooms
- Big Lounge/Diner
- Huge Kitchen/Breakfast Room
- 4 Piece Upstairs Bathroom
- Cloakroom
- Open Loft Area
- Renewed Roof
- In Need Of Work
- Vacant
- Highly Recommended



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in an elevated position that allows fine views on a quiet, popular & highly convenient residential road within a five to ten minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, restaurants, supermarket, leisure centre, Doctors surgeries & well regarded schools. This three double bedroom Edwardian terraced family house is one of the largest of its kind in the local area & boasts well planned & truly spacious accommodation with plenty of character & plenty of natural light throughout. Benefits include a renewed roof, gas central heating, a unusually large Kitchen/Breakfast room, high ceilings, a large upstairs bathroom & a cloakroom. The property is in need of modernisation & redecoration throughout which has been taken into consideration when setting the asking price. This vacant & rarely available family house is highly recommended.



ROOM DESCRIPTIONS

Front Garden:

Flower beds, shrubs, rose bush, steps to glazed French doors to:

Large Storm Porch:

Louvre & picture windows, pine paneled walls, pat glazed front door to:

Entrance Hall:

picture window, two radiators, understairs cupboard housing meters, fitted cupboard, stairs to mezzanine landing, door to:

Lounge/Diner:

26' 3" x 12' 6" (8.00m x 3.81m) Picture windows with louvre tops into square bay, two double radiators, cornice, power points, double doors to inner hall, door to:

Cloakroom:

Frosted picture window, low level wc, wall mounted wash hand basin.

Kitchen/Breakfast Room:

22' 7" x 10' 11" (6.88m x 3.33m) Dual aspect picture windows overlooking rear garden, radiator, fitted wall & base units with worktops housing double bowl stainless steel sink unit, oven, electric hood, plumbed for washing machine, power points, door to:

Inner Hall:

Picture window overlooking rear garden, double doors to lounge/diner, door to rear garden.

Mezzanine Landing:

Stairs to:

First Floor Landing:

radiator, ladder style stairs to loft area, doors to:

Bedroom 1:

16' 10" x 13' 10" (5.13m x 4.22m) Picture windows with louvre tops into square bay with fine views, picture window to front, radiator plenty of fitted cupboards & wardrobes, power points.

Bedroom 2:

13' 2" x 10' 11" (4.01m x 3.33m) Picture window with louvre top overlooking rear garden, radiator, fitted wardrobes, power points.

Bedroom 3:

11' 10" x 10' 6" (3.61m x 3.20m) Picture window with louvre top overlooking rear garden, radiator, power points.

Large Bathroom:

7' 6" x 7' 3" (2.29m x 2.21m) Frosted picture window to side, four piece bathroom suite comprising of panel bath, shower cubicle, washhand basin, low level wc, fitted cupboard housing recent gas boiler & hot water cylinder.

Loft Area:

15' 6" x 11' 2" (4.72m x 3.40m) Louvre window, casement onto faux balcony with fine views, storage into eaves, workbench, power points, fitted carpet.

Rear Garden:

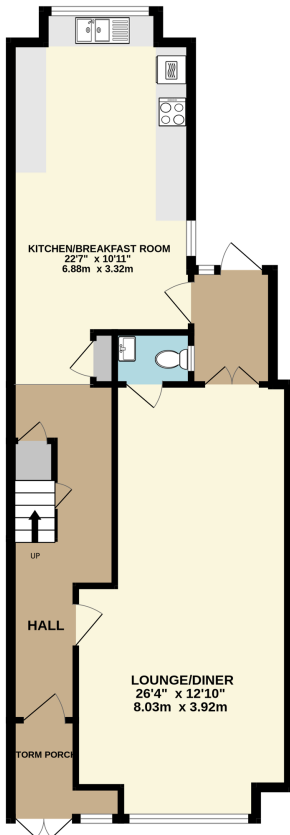
35' Approx: flower beds, shrubs, shed.



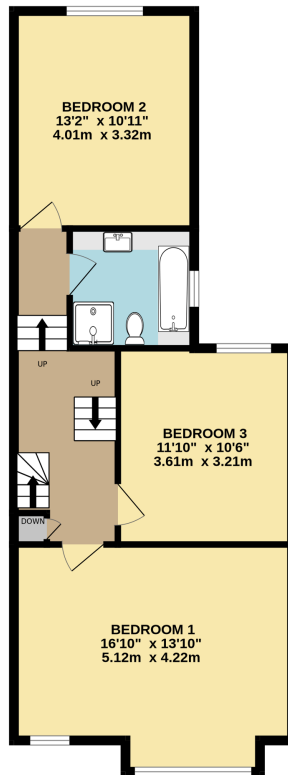
FLOORPLAN



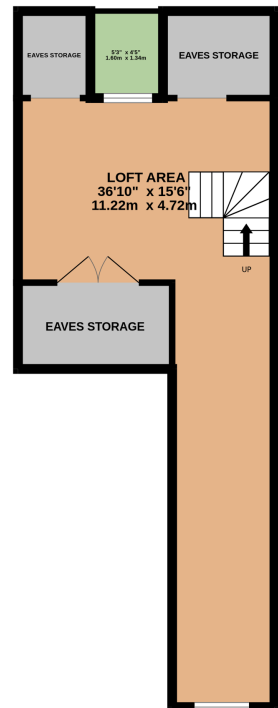
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 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 ©2025

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