

FOR SALE

£370,000 Freehold



64 Livingstone Road, Thornton Heath, Surrey. CR7 8JT

- Three Double Bedrooms
- Two Large Receptions
- Large Fitted Kitchen
- Downstairs Shower Room
- Large Rear Garden
- Possible Off Street Parking
- Double Glazing
- Gas Central Heating
- New Boiler
- No Chain



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PROPERTY DESCRIPTION

Situated in a much favoured residential road within a 5-20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, protected parkland and well regarded schools. A rarely available three double bedroom semi-detached Victorian house which has plenty of potential to improve and extend. Benefits include spacious rooms with plenty of natural light throughout, high ceilings, double glazing, gas central heating, a two year old boiler, a good size rear garden and possible off street parking to the front. Immediate vacant possession.



ROOM DESCRIPTIONS

Large Front Garden

Crazy paved, flowerbeds with roses, mature shrubs, forsythia, (possible off street parking subject to planning permission), path to:

Porch

With light, part glazed front door to:

Entrance Hall

Understairs cupboard housing consumer unit, radiator, shelf, power point, stairs with balustrade to first floor landing, doors to:

Lounge

13' 10" x 13' 4" (4.22m x 4.06m)

Double glazed casement windows into splay bay, double radiator, gas fire, shelf, power points.

Dining Room

13' 10" x 9' 2" (4.22m x 2.79m)

Double glazed casement window to rear, double radiator, fitted cupboards, power points, double glazed french doors to lean-to and through to:

Large Kitchen

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed casement window to side, plenty of matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, Neff double stainless steel oven, stainless steel hob, stainless steel cooker hood, plumbing for washing machine, new gas combination boiler, power points, laminate flooring, double glazed door to lean-to and door to:

Large Shower Room

9' 0" x 5' 0" (2.74m x 1.52m)

Two frosted double glazed casement windows to side, suite comprising large walk-in shower, wash hand basin with mixer tap and tiled splashback, low flush wc.

Lean-To

12' 2" x 8' 9" (3.71m x 2.67m)

Two picture windows, power point, door to hall and french doors to rear garden.

First Floor Landing

Balustrade, fitted carpet, entrance to loft with ladder, doors to:

Bedroom 1

13' 11" x 10' 11" (4.24m x 3.33m)

Large double glazed casement window to front, double radiator, fitted wardrobes with cupboards above, power points.

Bedroom 2

13' 10" x 9' 2" (4.22m x 2.79m)

Double glazed casement window overlooking rear garden, fitted wardrobe, power points, fitted carpet, door to:

Bedroom 3

12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed casement window overlooking rear garden, cast iron feature fireplace, cupboard housing hot water cylinder, power point.

Large Rear Garden

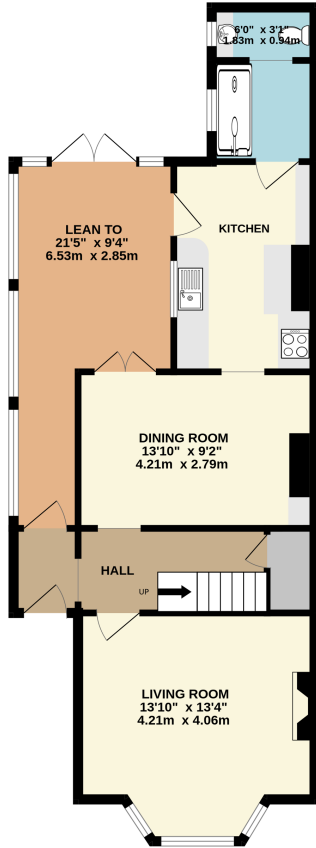
Approx. 60ft. Mature shrubs, apple tree, shed, brick built shed.



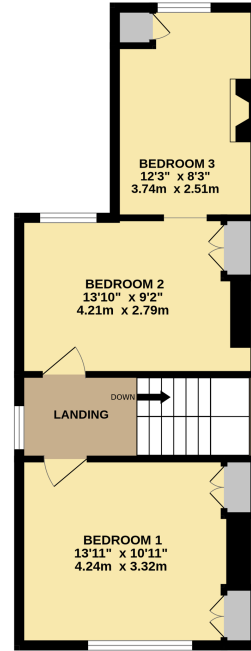
FLOORPLAN



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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