

Guide Price £480,000
Silverleigh Road, Thornton Heath,
Surrey, CR7 6DS

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price From £480,000 to £500,000.

A unique opportunity to own this wonderful three-bedroom house; offered to the market having been in the same family for over 50 years.

A deceptively spacious family home which forms one of only four significantly larger than average houses built we believe in the 1920's and should be viewed to be fully appreciated. Situated in a sought-after location under one mile to Thornton Heath Mainline Railway station, Therapia Lane and Ampere Way Tram stops. The property is a short walk to Gonville Academy, The Paxton Academy Sports and Science, Winterbourne Nursery & Infants School and Winterbourne Boys Academy.

Offered with no onward chain, the property comprises, a good sized entrance hall with storage, a spacious lounge with ornate period effect gas coal-effect fireplace, a dining room which also features a gas coal-effect fireplace and large patio doors leading out to a lovely south-facing rear garden. The kitchen, opened to the dining room many years ago, is fitted with a range of modern units.

Three bedrooms are located on the first floor; the master bedroom offers a range of semi-fitted wardrobes included in the sale, in addition to a second double bedroom and a single bedroom. The bathroom has a white bathroom suite, with shower attachment over the bath and a storage cupboard.

The house has huge potential to extend across the back of the property and into a good-sized loft space; this would create a substantially larger family home.

The property features high ceilings, gas central heating with a recently installed boiler, part double glazed windows and doors, fitted kitchen which the seller is also including a fridge, washing machine and cooker in the sale. Two parking spaces are offered in the form of front driveway via a dropped kerb and street parking outside the house.

Council Tax Band D

