

FOR SALE

£420,000



# 176 Langdale Road, Thornton Heath, Surrey. CR7 7PR

- Two Large Double Bedrooms
- Large Kitchen/Diner
- Lounge
- Large Upstairs Bathroom
- Cloakroom
- Conservatory
- Well Stocked Rear Garden
- Plenty Of Potential
- Popular Road
- Vacant Possession



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## PROPERTY DESCRIPTION

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An exceptionally spacious two double bedroom Edwardian residence in a quiet and much favoured residential road within a 5-15 minute walk of most local amenities including Thornton Heath train station, bus routes, Croydon University Hospital, supermarkets, local shops, protected parkland, Leisure Centre and well regarded schools. This terraced house has been well maintained and extended to the rear to form a proper conservatory and a cloakroom. Benefits include generous rooms with plenty of natural light throughout. Immediate vacant possession.



## ROOM DESCRIPTIONS

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### Front Garden

Paved, porch with light, cupboard housing gas meter, front door to:

### Entrance Hall

Stained glass picture windows, radiator with cover, phone point, cupboard housing electric meter, stairs to first floor landing, doors to:

### Lounge

14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed leaded light casement windows into splay bay, two radiators with covers, electric fire with original ornate cast iron mantelpiece, ornate cornice, picture rail, ornate centre rose, picture rail, power points.

### Fitted Kitchen/Diner

17' 9" x 14' 11" (5.41m x 4.55m)

Picture window with louvre top, radiator with cover, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl sink unit with mixer tap, electric hob, concealed cooker hood above, fridge, tumble dryer, cupboard housing gas hot water and central heating boiler, power points, French doors to:

### Conservatory

12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed casement windows to side, two sets of double glazed sliding doors to rear garden, cupboard housing washing machine, storage cupboard, double doors to:

### Cloakroom

Casement window, low flush wc, ceramic tiled floor.

### First Floor Landing

Entrance to loft, doors to:

### Bedroom 1

17' 8" x 11' 10" (5.38m x 3.61m)

Two double glazed leaded light stained glass casement windows to front, radiator with cover, ornate fireplace with electric fire, coved cornice, centre rose, power points.

### Bedroom 2

14' 2" x 8' 9" (4.32m x 2.67m)

Double glazed leaded light casement windows overlooking rear garden, radiator with cover, fitted wardrobe with cupboard above, power points.

### Large Bathroom

10' 10" x 8' 6" (3.30m x 2.59m)

Frosted leaded light double glazed casement window to rear, radiator with cover, white suite comprising panel bath with mixer tap and shower attachment, dual flush wc, pedestal wash hand basin, shower cubicle, cupboard housing hot water cylinder.

### Well Stocked Rear Garden

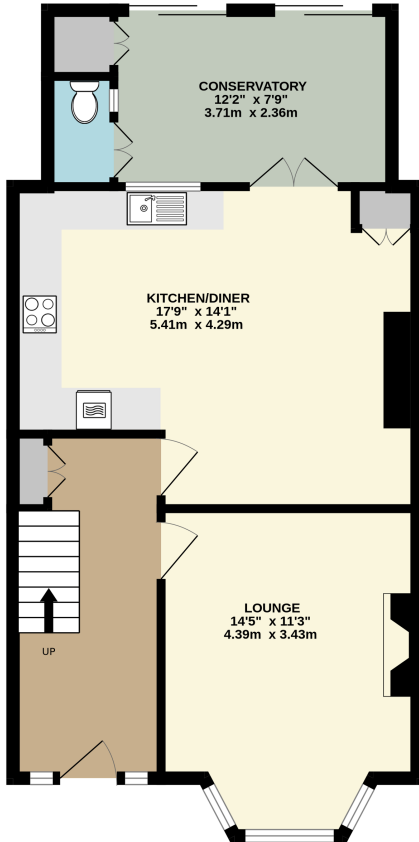
Approx. 60ft. Lawned area, mature shrubs including camellias, rhododendron, wisteria, magnolia, hebe, laburnum, paper plant, rose bushes, bluebells and yucca plants.



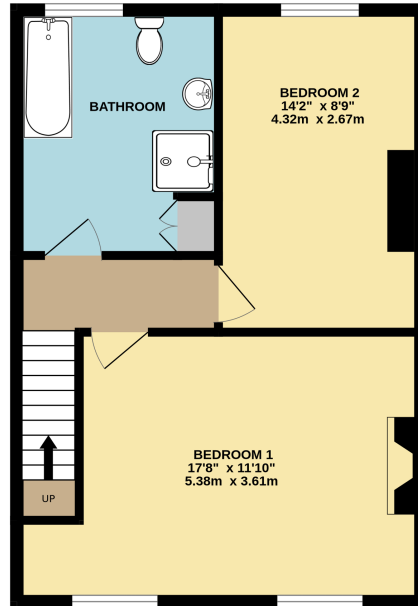
# FLOORPLAN & EPC



GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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