



32 Thornhill Road, Croydon, Surrey. CR0 2XY

- Three Bedrooms
- Large Lounge/Diner
- Front & Rear Gardens
- Possible Off Street Parking To Rear
- Renewed Roof
- Double Glazing
- Gas Central Heating
- No Onward Chain
- Loft Area/Room



PROPERTY DESCRIPTION

Situated in a quiet residential road in the heart of Croydon within a 7-10 minute walk of East Croydon, Selhurst and West Croydon train and tram services, bus routes, local shops, supermarket, protected parkland, well regarded schools and the wealth of facilities in Central Croydon. A spacious three double bedroom end of terrace house which has been well maintained but needs some modernisation and redecoration. This Victorian residence offers versatile accommodation with plenty of natural light. There is a possibility of off street parking to the rear garden (subject to planning). Highly recommended.



ROOM DESCRIPTIONS

Front Garden

Mature evergreen hedge, frosted double glazed front door to:

Storm Porch

Light, part glazed front door to:

Lounge/Diner

28' 7" x 13' 7" (8.71m x 4.14m)

Double glazed casement window overlooking rear garden, three double radiators, mock fireplace, power points, stairs with balustrade to first floor landing.

Kitchen

8' 1" x 6' 8" (2.46m x 2.03m)

Double glazed casement window to side, fully tiled walls, matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, double oven and gas hob, plumbing for washing machine, power points, ceramic tiled floor, double glazed door to rear garden and door to:

Shower Room

8' 5" x 4' 8" (2.57m x 1.42m)

Two frosted double glazed casement windows to rear, fully tiled walls, chrome heated towel rail, contemporary matching white suite comprising large walk-in shower, vanity unit housing wash hand basin with mixer tap, dual flush wc, ceramic tiled floor.

First Floor Landing

Balustrade, skirting, entrance to loft area with wooden ladder, doors to:

Bedroom 1

13' 7" x 13' 5" (4.14m x 4.09m)

Double glazed casement windows into splay bay, radiator, coved cornice, power points.

Bedroom 2

14' 6" x 8' 8" (4.42m x 2.64m)

Double glazed casement window overlooking rear garden, double radiator, power points.

Bedroom 3

12' 1" x 8' 5" (3.68m x 2.57m)

Double glazed casement window overlooking rear garden, radiator, fitted cupboard housing gas combination boiler, power points.

Loft Area

13' 9" x 13' 0" (4.19m x 3.96m)

Double glazed skylight, boarded, power points.

Rear Garden

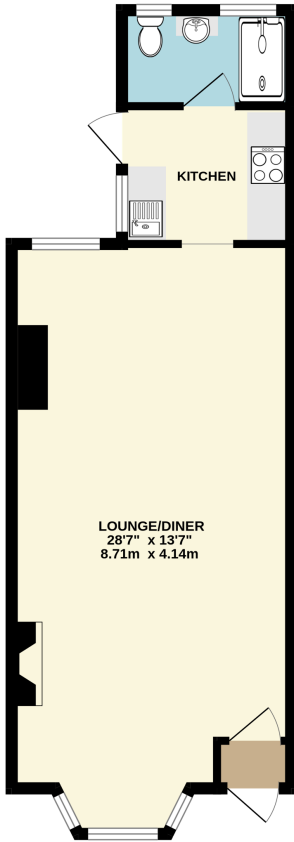
Approx. 55ft. Paved, flowerbed, bamboo, bluebells, shed, gated side access.



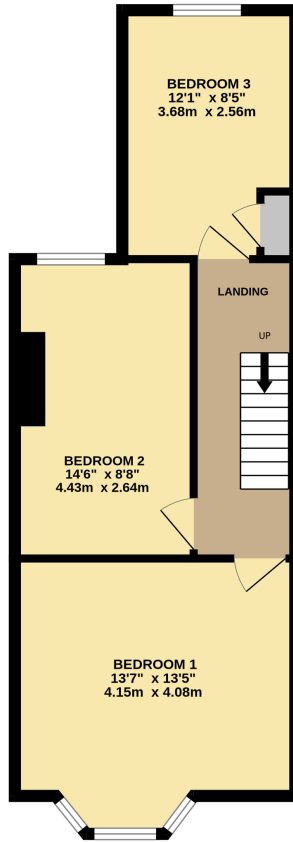
FLOORPLAN & EPC



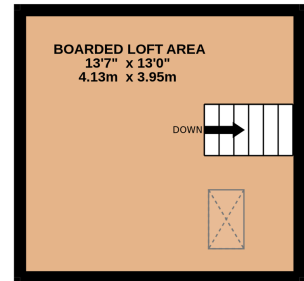
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



FIRST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



SECOND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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