

FOR SALE

£495,000 Freehold



## 16 Fairlands Avenue, Thornton Heath, Surrey. CR7 6HA

- Three Large Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cloakroom
- Upstairs Bathroom
- Separate WC
- Rear Garden
- Off Street Parking
- Double Glazing
- Gas Central Heating



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## PROPERTY DESCRIPTION

Welcome to this well maintained three-bedroom terraced house, a perfect family home offering spacious living in a highly sought-after location. Boasting a harmonious blend of comfort and practicality, this charming property is sure to impress from the moment you arrive. With its generous rooms, modern amenities, and ideal outdoor space, it truly offers the perfect place to create lasting memories. Step inside to discover two inviting reception rooms, thoughtfully designed to provide flexible living options.

Whether you prefer to relax in a cosy lounge or entertain guests in a separate dining area, the layout caters perfectly to your lifestyle needs. Large windows flood the rooms with natural light, highlighting the warm and welcoming atmosphere throughout. The fitted kitchen is equipped with ample storage and work surfaces to satisfy the needs of any home chef. Its practical layout ensures meal preparation is both enjoyable and efficient, with easy access to the rear garden – an ideal spot for alfresco dining and outdoor relaxation during the warmer months. Upstairs, you'll find three generously sized bedrooms, each providing ample space for restful nights and personal retreat. The main bathroom, situated conveniently upstairs, includes modern fixtures. Additionally, a separate upstairs WC and downstairs cloakroom add to the property's practical appeal, ideal for busy family life and entertaining. Outside, the rear garden offers a private sanctuary perfect for gardening enthusiasts or children to play safely.

It's an excellent extension of the living space, providing opportunities for outdoor enjoyment whatever the season.

Complementing the outdoor space is off-street parking, a valuable and convenient feature that ensures peace of mind for homeowners with vehicles. The property is also fitted with double glazing and gas central heating, offering comfort and energy efficiency throughout the year. These features, combined with the well-maintained condition of the home, mean it's ready to move into without the need for immediate work. Located close to local amenities, schools, and excellent transport links, this terraced house offers a perfect balance of suburban tranquility and urban convenience. Whether you are a first-time buyer, looking to upsize, or seeking a rental opportunity, this property ticks all the right boxes for comfortable family living. Don't miss the chance to make this delightful three-bedroom terraced house your new home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.



## ROOM DESCRIPTIONS

### Large Entrance Hall

17' 8" x 7' 4" (5.38m x 2.24m)

Frosted double glazed picture windows, double radiator, understairs cupboard, coved cornice, power points, laminate flooring, stairs with balustrade and new fitted carpet to first floor landing, doors to:

### Front Garden

Block paved off street parking, flowerbed, double glazed front door to:

### Cloakroom

Fully tiled walls, low flush wc, corner wash hand basin with mixer tap, ceramic tiled floor.

### Reception 1

17' 7" x 12' 5" (5.36m x 3.78m)

Double glazed casement windows with leaded light tops into rounded bay, double radiator, ornate fireplace with gas coal effect fire, coved cornice, power points, new fitted carpet.

### Reception 2

14' 1" x 11' 11" (4.29m x 3.63m)

Double glazed casement windows overlooking rear garden, radiator, ornate fireplace with gas coal effect fire, coved cornice, power points, laminate flooring, double glazed french doors to rear garden.

### Large Kitchen

10' 7" x 7' 11" (3.23m x 2.41m)

Double glazed casement window overlooking rear garden, fully tiled walls, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer sink unit with mixer tap, double oven and gas hob, concealed cooker hood, washing machine, fridge, spotlights, power points, laminate flooring, double glazed door to rear garden.

### Large First Floor Landing

Ornate balustrade, entrance to loft, power point, new fitted carpet, doors to:

### Bedroom 1

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

Double glazed casement windows into rounded bay, three double radiators, picture rail, power points.

### Bedroom 2

14' 0" x 11' 4" (4.27m x 3.45m)

Double glazed casement windows with leaded light top to front, spotlights, picture rail, power points, new fitted carpet.

### Bedroom 3

9' 10" x 8' 0" (3.00m x 2.44m)

Double glazed casement window with leaded light top to front, spotlights, picture rail, power points, new fitted carpet.

### Bathroom

Frosted double glazed casement window to rear, fully tiled walls, radiator, three-piece suite comprising panel bath, pedestal wash hand basin and shower unit, shaver point, new vinyl flooring.

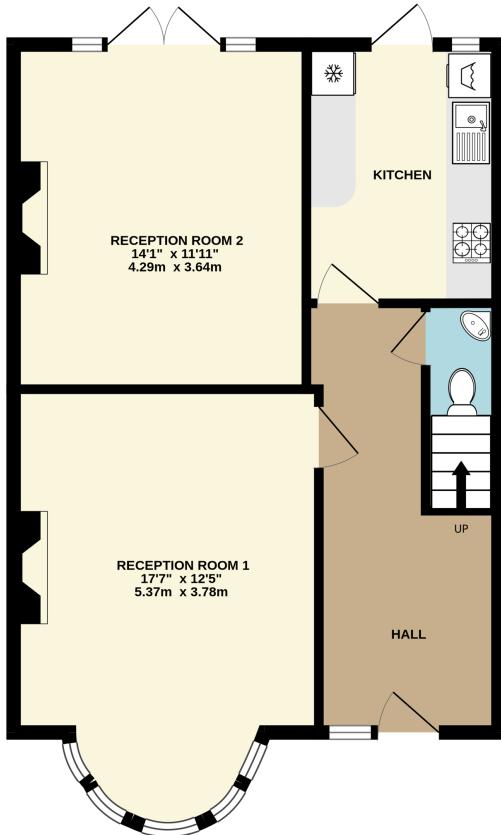
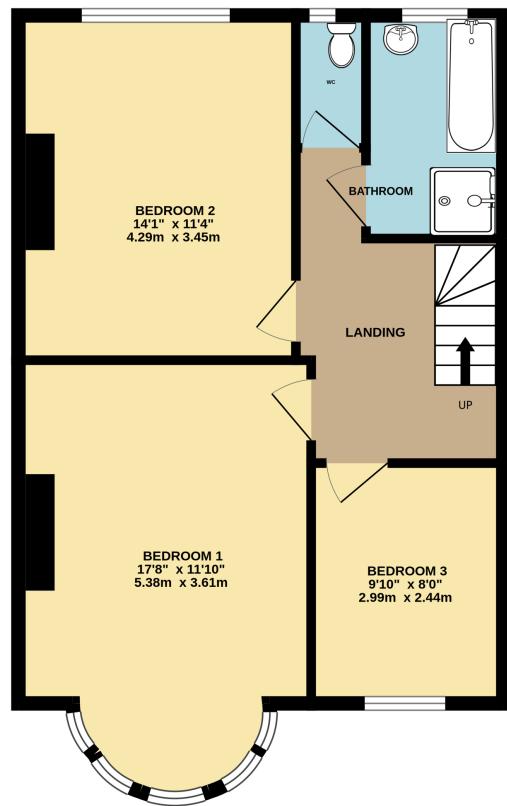
### Separate WC

Louvre window, low flush wc, new vinyl flooring.

### Rear Garden

Approx. 70ft. Patio area, flowerbeds, shed, outside tap.



**GROUND FLOOR**  
 570 sq.ft. (52.9 sq.m.) approx.

**1ST FLOOR**  
 569 sq.ft. (52.9 sq.m.) approx.


TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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