

FOR SALE

£395,000 Freehold



22 Lakehall Road, Thornton Heath, Surrey. CR7 7EH

- Two Double Bedrooms
- Two Reception Rooms
- Large Fitted Kitchen
- Large Upstairs Bathroom
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Character Features
- Quiet Location
- No Onward Chain



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PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road within a 3-15 minute walk of most local amenities including Thornton Heath train station, bus routes, Croydon University Hospital, local shops, library, supermarkets, Leisure Centre, parkland and well regarded schools. This two double bedroom Edwardian terraced house benefits from double glazing, a renewed roof, some character features and plenty of natural light throughout. Must be seen.



ROOM DESCRIPTIONS

Front Garden

To porch with double glazed front door to:

Entrance Hall

Frosted double glazed picture window, radiator, laminate flooring, stairs to first floor landing, doors to:

Lounge

12' 0" x 9' 4" (3.66m x 2.84m)

Double glazed casement windows into splay bay, radiator, phone points, power points, solid wood flooring.

Dining Room

12' 7" x 10' 5" (3.84m x 3.17m)

Large double glazed casement window overlooking rear garden, double radiator, coved cornice, picture rail, understairs cupboard housing meters, laminate flooring, door to:

Kitchen

9' 2" x 7' 9" (2.79m x 2.36m)

Dual aspect double glazed casement windows overlooking rear garden, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, stainless steel gas hob, cooker hood, fridge/freezer, washing machine, recent gas combination boiler, power points, ceramic tiled floor, double glazed door to rear garden.

First Floor Landing

Spotlights, laminate flooring, doors to:

Bedroom 1

12' 6" x 10' 1" (3.81m x 3.07m)

Two double glazed casement windows to front, double radiator, coved cornice, fitted carpet, power points, laminate flooring.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed casement window overlooking large rear garden, radiator, coved cornice, power points, laminate flooring.

Large Bathroom

9' 2" x 7' 9" (2.79m x 2.36m)

Large frosted double glazed casement window to rear, double radiator, modern matching white suite comprising panel bath with mixer tap, shower attachment and tiled splashback, dual flush wc, pedestal wash hand basin with mixer tap and tiled splashback, ceramic tiled floor.

Garden

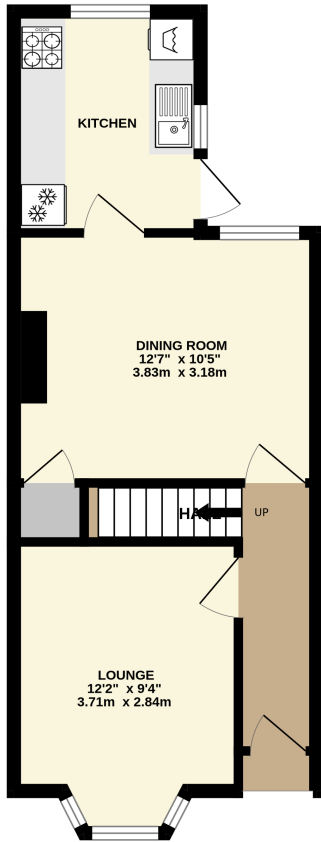
Approx. 53ft. Crazy paved path, grass, flowerbeds, outside tap, gated rear access.



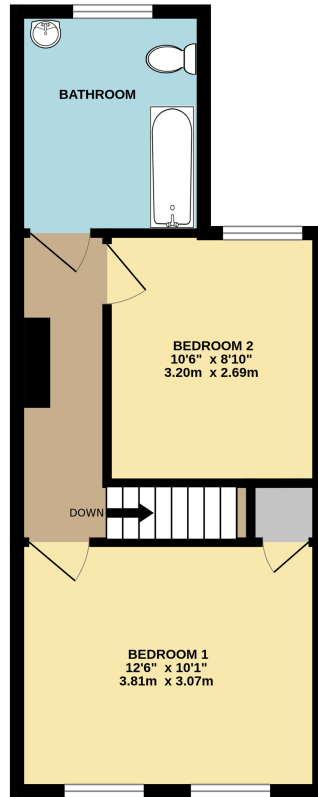
FLOORPLAN & EPC



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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		
(69-80)	C		82
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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