

FOR SALE

£380,000 Freehold



53 The Drive, Thornton Heath, Surrey. CR7 8LB

- Two Double Bedrooms
- Large Lounge/Diner
- Modern Fitted Kitchen
- Modern Upstairs Bathroom
- Double Glazing
- Gas Central Heating
- Large Rear Garden
- Quiet Cul-De-Sac
- No Onward Chain
- Excellent Location



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PROPERTY DESCRIPTION

A spacious & well presented two double bedroom Victorian home in a much favoured & quiet cul de sac within a two to five minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, leisure centre, medical centre & well regarded schools. This charming home benefits from two large gardens to front & rear, spacious rooms with plenty of natural light throughout, a contemporary fully tiled upstairs bathroom, fitted kitchen & fitted carpet. An excellent first time or investment buy. No Onward Chain !
Highly Recommended ! Guide price £380 to £400,000.



ROOM DESCRIPTIONS

Large Front Garden:

Paved

Porch:

Double glazed front door to:

Lounge/Diner:

24' 8" x 12' 10" (7.52m x 3.91m) Double glazed casement windows into square bay, one vertical radiator & one horizontal radiator, chrome dimmer switches, downlighters, fridge/freezer, gas meter, cupboard housing electric meter, power points, stairs with contemporary balustrade to first floor landing, double glazed French doors to rear garden, through to:

Kitchen:

12' 0" x 7' 0" (3.66m x 2.13m) Dual aspect double glazed casement windows overlooking rear garden, half tiled walls, plenty of contemporary fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap, stainless steel gas hob, oven & cooker hood, washing machine, gas combination boiler, spotlights, power points, ceramic flagstone tiled floor.

First Floor Landing:

Entrance to loft, contemporary style balustrade, fitted carpet, doors to:

Bedroom 1:

13' 1" x 11' 0" (3.99m x 3.35m) Two double glazed casement windows to front, radiator,

Bedroom 2:

11' 0" x 7' 6" (3.35m x 2.29m) Double glazed casement window overlooking rear garden, radiator, spotlights, power points, fitted carpet,

Bathroom:

8' 4" x 7' 0" (2.54m x 2.13m) Double glazed casement window to rear, double glazed Velux window, fully tiled walls, chrome heated towel rail, contemporary white suite comprising of panel bath with shower end, shower screen, mixer tap with shower attachment, pedestal wash hand basin with mixer tap, low level wc, downlighters, ceramic tiled floor.

Large Rear Garden:

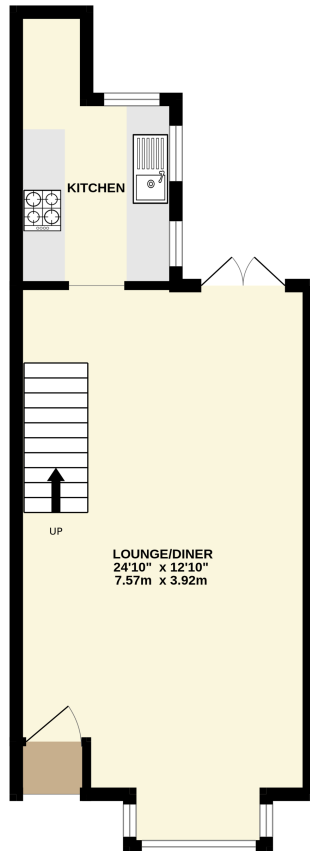
55' 0" x 15' 0" (16.76m x 4.57m) Patio Area, grass, flowerbeds, outside tap.



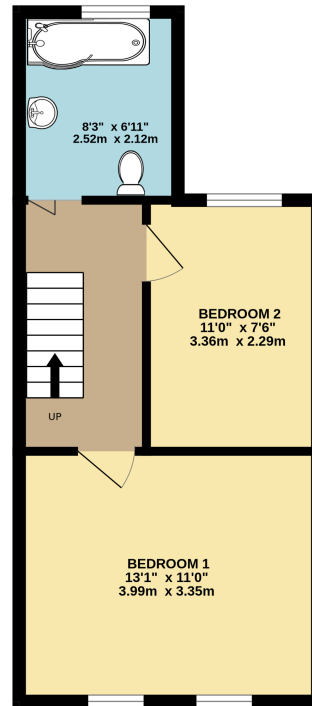
FLOORPLAN



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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