

REDUCED

£369,950 Freehold



15 Moffat Road, Thornton Heath, Surrey. CR7 8PY

- A Spacious 2 Double Bed EOT House
- Large Kitchen, Large Upstairs Bathroom
- Two Reception Rooms, Renewed Roof
- Recent Gas C/H, Front & Rear Gardens



Kingsbury Property Services
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Tilt & Turn Double Glazed Casement Windows, Renewed Roof, Recent Gas Central Heating, Quiet Location, Level Walk To Local Amenities, Immediate Vacant Possession.

Situated in a quiet and ever popular residential road which is highly convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, protected parkland and well regarded schools. This two bedroom end of terrace house has plenty of potential including the possibility of a further bedroom on the first floor, subject to planning permission. Benefits include a renewed roof and recent gas central heating. Must be seen!



ROOM DESCRIPTIONS

Large Front Garden

Possible off street parking (subject to planning), grass, rose bush, shrubs, path to:

Porch

Double glazed front door to:

Entrance Hall

Frosted double glazed picture window, electric radiator, phone point, stairs to first floor landing, original panel doors to:

Lounge

13' 2" x 10' 10" (4.01m x 3.30m)

Double glazed tilt and turn casement windows, double radiator, tiled fireplace, dado rail, power points.

Dining Room

11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed tilt and turn casement windows, double radiator, tiled fireplace with gas fire, central heating temperature control, power points, sliding door to:

Large Kitchen

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed tilt and turn casement window, double radiator, plenty of modern fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel hob, recent washing machine, recent gas central heating boiler, new fridge/freezer, air extractor, power points, frosted double glazed door to rear garden.

First Floor Landing

Entrance to loft, ornate balustrade, power points, original panel doors to:

Bedroom 1

14' 3" x 11' (4.34m x 3.35m)

Two double glazed tilt and turn casement windows to front, double radiator, tiled fireplace, power points.

Bedroom 2

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed tilt and turn casement window overlooking rear garden, radiator, power points.

Large Bathroom

9' 2" x 8' 3" (2.79m x 2.51m)

Frosted double glazed tilt and turn casement window to rear, double radiator, suite comprising panel bath, shower unit, low flush wc, pedestal wash hand basin, deep airing cupboard,

Rear Garden

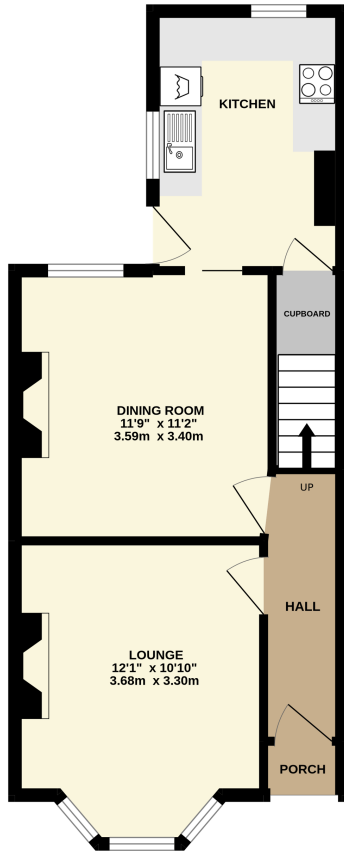
Approx. 42ft. Buddleia, rose bushes.



FLOORPLAN & EPC



GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

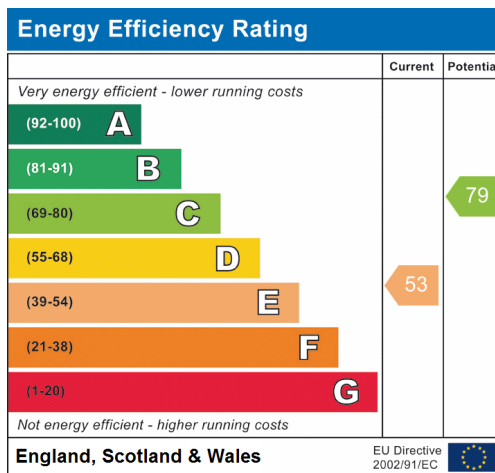


1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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Head Office
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