

REDUCED

£375,000 Freehold



405 Whitehorse Road, Thornton Heath, Surrey. CR7 8SD

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Front & Rear Garden
- Double Glazing
- Gas Central Heating
- New Combination Boiler
- Super Convenient
- A "Doer-Upper"



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PROPERTY DESCRIPTION

Situated close to the junction with Thornton Heath High Street within a 1-10 minute walk of most local amenities including Thornton Heath and Selhurst train stations, bus routes, local shops, two supermarkets, Leisure Centre and well regarded schools. This three double bedroom house offers spacious accommodation with plenty of natural light throughout. Benefits include a new gas combination boiler, new fuse board, plenty of potential and a good size rear garden. No Onward Chain. Ideal investment and family house.

ROOM DESCRIPTIONS

Front Garden

Path to porch with front door to:

Entrance Hall

Cupboard housing consumer unit, double radiator, understairs cupboard, power points, laminate flooring, doors to:

Reception 1

12' 7" x 11' 1" (3.84m x 3.38m)

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

Reception 2

11' 3" x 9' 9" (3.43m x 2.97m)

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

Kitchen

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

Casement window to side, 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 gas hob, stainless steel cooker hood, washing machine, new 'Ideal' gas combination boiler, power points, ceramic tiled floor, part glazed door to rear garden and door to:

Bathroom

Two casement windows to rear, radiator, part tiled walls, white suite comprising panel bath with mixer tap and shower attachment, wash hand basin, low flush WC.

First Floor Landing

Doors to:

Bedroom 1

14' 2" x 10' 1" (4.32m x 3.07m)

Two double glazed casement windows to front, radiator, power points.

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m) 11' 3" x 9' 11" (3.43m x 3.02m)

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

Bedroom 3

9' 4" x 8' 5" (2.84m x 2.57m)

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

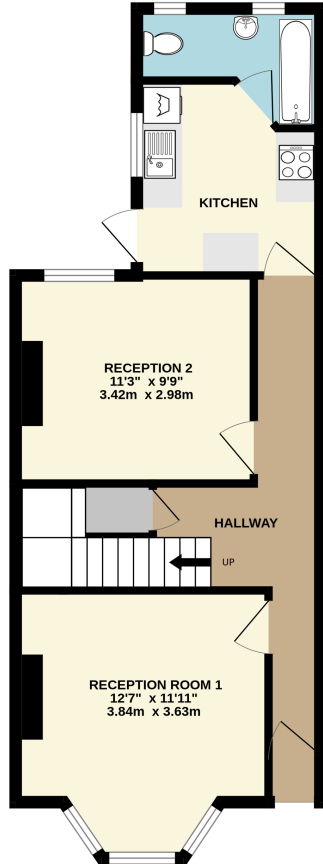
Rear Garden

Approx. 30ft.

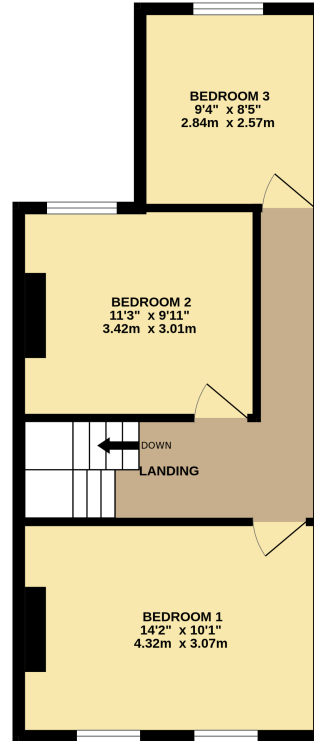
FLOORPLAN & EPC



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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		78
(55-68)	D	61	
(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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