

FOR SALE

£400,000



59 Frant Road, Thornton Heath, Surrey. CR7 7JZ

- End Of Terrace
- 3 Double Bedrooms
- 2 Reception Rooms
- Large Kitchen
- Upstairs Bathroom
- Double Glazing
- Gas Central Heating
- Excellent location
- Vacant
- Highly Recommended



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PROPERTY DESCRIPTION

Situated in a quiet, convenient & ever popular residential road within a 5 to 20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, Croydon University Hospital, supermarkets, protected parkland & well regarded schools. The property benefits from gas central heating, double glazing & a renewed roof. This 3 double bedroom Edwardian end of terrace house benefits from good size rooms with plenty of natural light throughout. The property is in need of some love & attention & has great potential. Immediate Vacant Possession!



ROOM DESCRIPTIONS

Large Front Garden

Gated side access, porch with recent front door to:

Entrance Hall

Picture window, radiator, ornate cornice, power points, laminate flooring, stairs to mezzanine landing and pine stripped doors to:

Lounge

13' 8" x 10' 10" (4.17m x 3.30m)

Sash windows into splay bay, radiator, original cast iron feature fireplace with tiled surround, ornate cornice, picture rail, power points.

Dining Room

11' 7" x 11' 5" (3.53m x 3.48m)

Sash window overlooking rear garden, radiator, cupboard housing meters, power points, laminate flooring, door to:

Large Kitchen

13' 0" x 9' 7" (3.96m x 2.92m)

Dual aspect casement windows, plenty of fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, stainless steel gas hob, stainless steel oven, spotlights, plumbing for washing machine, power points, laminate flooring, double glazed door to rear garden..

Mezzanine Landing

Fitted carpet, stairs with ornate balustrade to first floor landing and two steps to pine stripped doors to:

Bedroom 3

9' 7" x 7' 0" (2.92m x 2.13m)

Recent double glazed sash window overlooking rear garden, radiator, phone point, power points.

Bathroom

6' 6" x 4' 8" (1.98m x 1.42m)

Frosted sash window, fully tiled walls, double radiator, modern matching white suite comprising panel bath with mixer tap, vanity unit housing wash hand basin with mixer tap, dual flush wc, ceramic tiled floor.

First Floor Landing

Ornate balustrade, entrance to loft with ladder, pine stripped doors to:

Bedroom 1

14' 5" x 11' 5" (4.39m x 3.48m)

Two sash windows to front, double radiator, fitted cupboard, shelving, original cast iron feature fireplace with tiled surround, power points.

Bedroom 2

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed sash window to rear, airing cupboard housing hot water cylinder and gas combination boiler, power points.

Garden

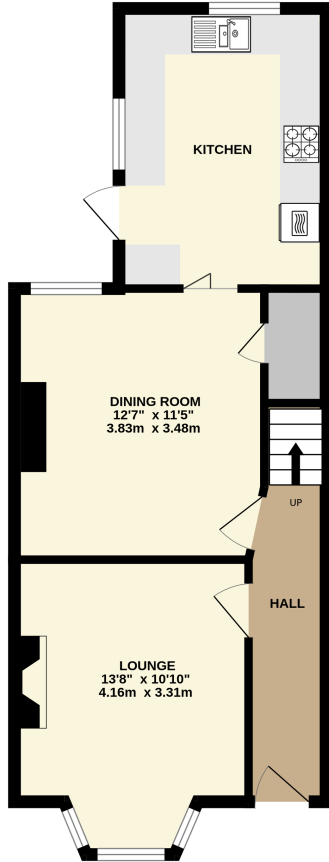
Approx. 60ft. Laid to lawn, mature shrubs, iris, rose bushes, shed.



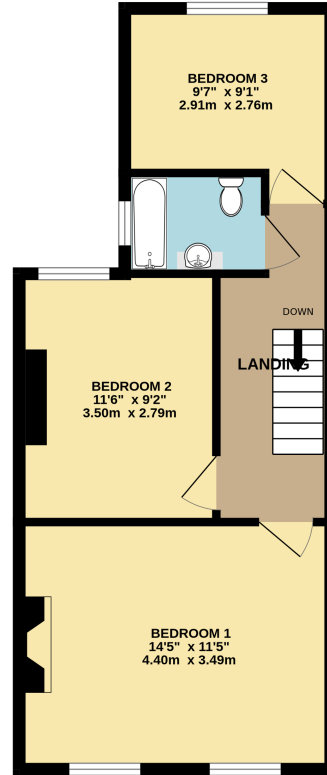
FLOORPLAN & EPC



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



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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		86
(69-80)	C		
(55-68)	D	59	
(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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