



## 76J Beulah Road, Thornton Heath, Surrey. CR7 8JF

- Two Bedrooms
- Living Room
- Recent Fitted Kitchen
- Modern Upstairs Bathroom
- Patio Garden
- Reserved Off Street Parking
- Cloakroom
- Recent Double Glazing
- Gas Central Heating
- Quiet Cul-De-Sac
- Vacant





### PROPERTY DESCRIPTION

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Situated in a quiet cul-de-sac off Beulah Road within a 2-10 minute walk convenient for most local amenities including Thornton Heath Station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools.

This two bedroom house has been modernised and refurbished throughout to a good standard. Benefits include a cloakroom, modern upstairs bathroom, patio area and good size rooms with plenty of natural light.

Priced to sell. Vacant.



## ROOM DESCRIPTIONS

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### Entrance From Beulah Road Into Cul-De-Sac Development

Gates to:

### Garden

Recent part stained glass double glazed front door to:

### Entrance Hall

Mains wired smoke alarm, radiator, downlighters, laminate flooring, stairs to first floor landing, solid wood doors to:

### Cloakroom

Tiled walls, recent contemporary style suite comprising dual flush wc, vanity unit with mixer tap, air extractor, ceramic tiled floor.

### Living Room

12' 4" x 11' 8" (3.76m x 3.56m)

Dual aspect recent double glazed casement windows overlooking patio garden, double radiator, downlighters, Cable, Broadband and power points, laminate flooring, recent double glazed french doors to patio garden

### Kitchen

11' 0" x 7' 7" (3.35m x 2.31m)

Double glazed casement window to front, double radiator, recent contemporary style fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, gas hob, cooker hood, integral fridge/freezer, washing machine, mains wired smoke and fire alarms, downlighters, laminate flooring

### First Floor Landing

Frosted double glazed casement window to front, double radiator, safe, mains wired smoke alarm, power points, fitted carpet, solid wood doors to:

### Bedroom 1

12' 4" x 10' 10" (3.76m x 3.30m)

Double glazed casement windows to rear, double radiator, mains wired smoke alarm, power points.

### Bedroom 2

11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed casement window to front, double radiator, power points, fitted carpet.

### Bathroom

7' 3" x 4' 9" (2.21m x 1.45m)

Air extractor, fully tiled walls, chrome heated towel rail, matching contemporary style white suite comprising panel bath with mixer tap and shower above, vanity unit housing wash hand basin, mixer tap and mirrored medicine cabinet above, dual flush wc, ceramic tiled floor.

### Patio Garden

To front and side.

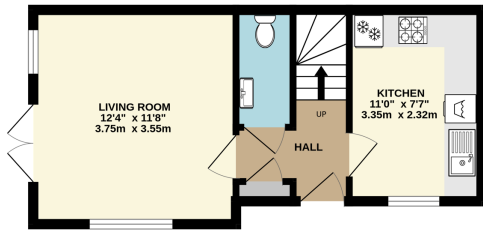
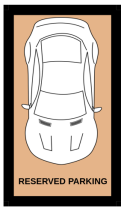
**Reserved off street parking.**



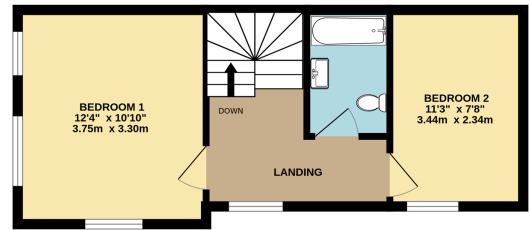
# FLOORPLAN & EPC



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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