

FOR SALE

£380,000 Freehold



56 Northwood Road, Thornton Heath, Surrey. CR7 8HQ

- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- One Upstairs Bathroom
- One Downstairs Shower Room
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Modernised & Redecorated
- Level Walk to Local Amenities



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated close to the junction with Osborne Road and highly convenient for most local amenities including Thornton Heath and Norbury train stations, bus routes, local shops, supermarkets, Leisure Centre, protected parkland and well regarded state, church and Academy schools. A surprisingly spacious two double bedroom Victorian cottage with two large reception rooms, modern upstairs bathroom and downstairs shower room, two big bedrooms and well planned accommodation with plenty of natural light. Priced to sell.



ROOM DESCRIPTIONS

Front Garden

Crazy paved, path to:

Porch

Double glazed stained glass front door to:

Entrance Hall

Frosted double glazed picture window, double radiator, laminate flooring, stairs to first floor landing, doors to:

Living Room

13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed casement window into splay bay, double radiator, coved cornice, power points, laminate flooring.

Dining Room

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed french door to rear garden, double radiator, fireplace, coved cornice, power points, understairs cupboard housing meters, laminate flooring, sliding door to:

Kitchen

8' 4" x 6' 10" (2.54m x 2.08m)

Double glazed casement window overlooking rear garden, plenty of modern matching 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, space for fridge/freezer, washing machine, gas combination boiler, coved cornice, spotlights, ceramic tiled floor, power points, door to:

Shower Room

Frosted double glazed casement window, fully tiled walls, chrome heated towel rail, recent white suite comprising shower unit, low flush wc, vanity unit housing wash hand basin with mixer tap, air extractor, ceramic tiled floor.

First Floor Landing

Entrance to loft, laminate flooring, doors to:

Bedroom 2

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed casement windows to front, radiator, wall to wall fitted wardrobes, power points, laminate flooring.

Bedroom 1

12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed casement window overlooking rear garden, radiator coved cornice, power points, laminate flooring, door to:

Large Bathroom

8' 4" x 6' 10" (2.54m x 2.08m)

Frosted double glazed casement window to rear, fully tiled walls, chrome heated towel rail, recent white suite comprising panel bath with mixer tap, dual flush wc, vanity unit housing wash hand basin with mixer tap, ceramic tiled floor.

Garden

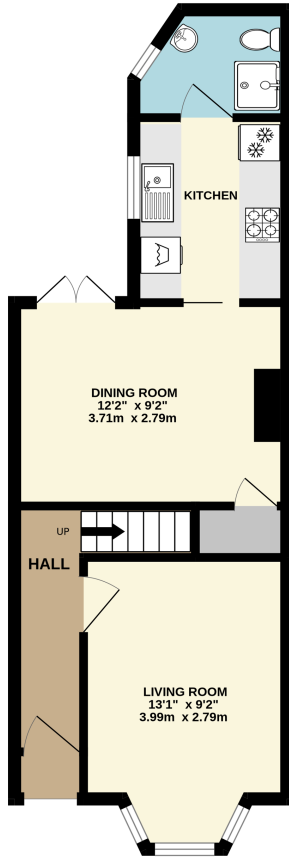
Approx. 45ft. Outside tap.



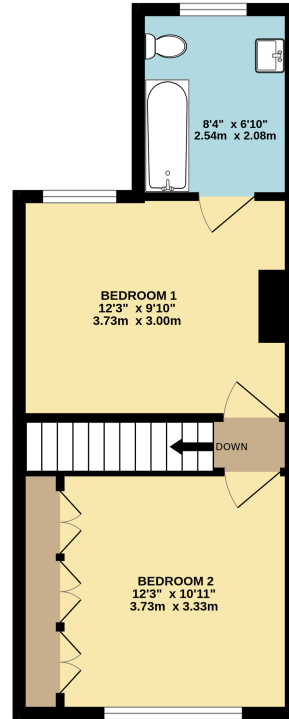
FLOORPLAN & EPC



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



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(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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