



17 Sandfield Road, Thornton Heath, Surrey. CR7 8AW

- Three Good Size Bedrooms
- Lounge/Diner
- Large Kitchen/Breakfast Room
- Bathroom
- Outside WC
- Huge Garage/Workshop
- Off Street Parking
- Double Glazing
- Vacant Possession
- Approx. 61ft Garden



PROPERTY DESCRIPTION

Situated in a quiet and popular residential road within a 3-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, parkland and well regarded schools. This semi-detached family house has been well maintained throughout and benefits from three good size bedrooms, a huge lounge/diner, a very large kitchen/breakfast room, a MASSIVE garage/workshop to the rear and well planned accommodation with plenty of natural light throughout. Must be seen. Highly recommended!!



ROOM DESCRIPTIONS

Large Front Garden

Paved, two steps to:

Porch

With light and double glazed front door to:

Wide Entrance Hall

11' 2" x 5' 8" (3.40m x 1.73m)

Double glazed picture window to front, night storage heater, stairs to first floor landing, doors to:

Large Lounge/Diner

30' 7" x 12' 10" (9.32m x 3.91m)

Double glazed casement windows to front, night storage heater, electric fan, coved cornice, power points, fitted carpet, disabled lift to first floor landing, serving hatch to kitchen, sliding double glazed patio doors to sun room and door to:

Kitchen/Breakfast Room

23' 10" x 8' 11" (7.26m x 2.72m)

Double glazed French doors to rear garden, plenty of fitted wall and base units with laminate worktops housing electric hob with cooker hood above, oven, double drainer stainless steel sink unit with mixer tap and splashback, understairs cupboard housing meters, night storage heater, power points.

Sun Room

9' 9" x 9' 4" (2.97m x 2.84m)

Dual aspect double glazed casement windows overlooking rear garden, power point.

First Floor Landing

Triple glazed frosted casement window to side, entrance to loft, power point, doors to:

Bedroom 1

15' 10" x 12' 10" (4.83m x 3.91m)

Double glazed casement windows into rounded bay, night storage heater, disabled lift to ground floor, fitted wardrobes with cupboards above, power points.

Bedroom 2

13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed casement windows to rear, plenty of fitted wardrobes, vanity unit housing wash hand basin with mixer tap and mirror above, power points.

Bedroom 3

9' 7" x 5' 9" (2.92m x 1.75m)

Double glazed casement window to front, fitted cupboard, fitted shelving and fitted desk.

Large Wet Room

8' 11" x 6' 4" (2.72m x 1.93m)

Frosted double glazed casement window overlooking rear garden, fully tiled walls, electric wall heater, large airing cupboard housing hot water cylinder, wash hand basin with mixer tap, low flush wc, electric shower with seat.

Garden Garden

Approximately 61ft. Laid to lawn, flowerbeds, shrubs, bedding plants, rosemary.

Outside WC & Storage

10' 7" x 3' 2" (3.23m x 0.97m)

High flush wc, shelving.

Huge Garage & Workshop

39' 0" x 20' 4" (11.89m x 6.20m) 39' 0" x 20' 4" (11.89m x 6.20m)

Up and over door, work benches, power and light.

Off street parking to rear



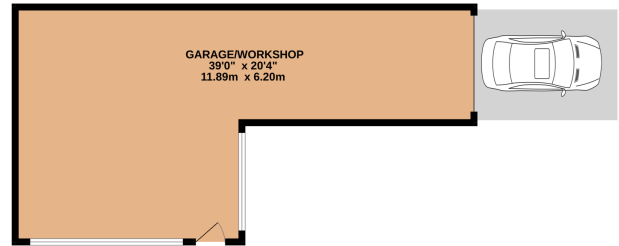
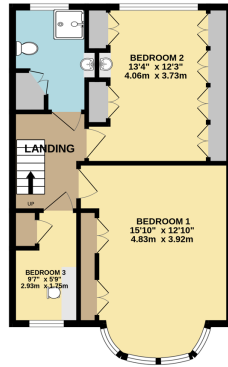
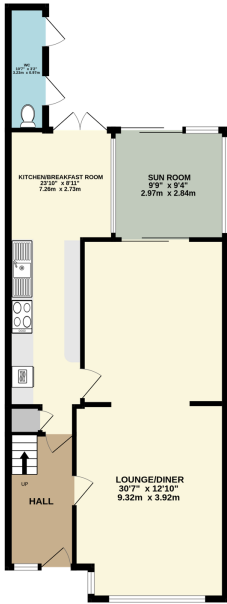
FLOORPLAN



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.

GROUND FLOOR REAR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1852 sq.ft. (172.1 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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