

REDUCED

£430,000 Freehold



## 30 Limpsfield Avenue, Thornton Heath, Surrey. CR7 6BE

- Three Bedrooms
- Two Large Reception Rooms
- Fitted Kitchen
- Large Modern Bathroom
- Large Rear Garden
- Gas Central Heating
- Quiet Location
- Much Potential
- No Onward Chain
- Double Glazing



Kingsbury Property Services  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
response@kingsburys.com



## PROPERTY DESCRIPTION

---

Situated on the ever popular Grove Estate which is convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Croydon University Hospital and well regarded schools. This three bedroom 1930's built end of terrace house offers spacious accommodation with plenty of natural light throughout. The house has been modernised but there is still room for further improvements and to be able to add extensions (subject to planning permission). Highly recommended.



## ROOM DESCRIPTIONS

---

### Large Front Garden

Porch with light to frosted leaded light double glazed front door to:

### Large Entrance Hall

Frosted double glazed casement window to front, radiator, large understairs cupboard housing meters, phone point, power points, hardwood flooring, stairs with ornate balustrade to first floor landing, doors to:

### Lounge

14' 11" x 12' 1" (4.55m x 3.68m)

Double glazed casement windows into rounded bay, radiator, coved cornice, picture rail, wall lights, power points, hardwood flooring.

### Dining Room

13' 10" x 10' 11" (4.22m x 3.33m)

Double glazed casement windows overlooking rear garden, double radiator, gas fire with mantelpiece, picture rail, coved cornice, power points, laminate flooring, double glazed french doors to rear garden.

### Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed picture windows overlooking rear garden, plenty of contemporary style white 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 oven, stainless steel gas hob, stainless steel cooker hood, integral fridge/freezer, washing machine, downlighters, power points, ceramic tiled floor, double glazed door to rear garden.

### First Floor Landing

Ornate balustrade, smoke alarm, entrance to loft, hardwood flooring, door to:

### Bedroom 1

14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed casement windows into rounded bay, radiator,, wall to wall and floor to ceiling fitted wardrobes, cornice, picture rail, hardwood flooring.

### Bedroom 2

13' 10" x 10' 11" (4.22m x 3.33m)

Double glazed casement windows overlooking rear garden, radiator, coved cornice, picture rail, power points, hardwood flooring.

### Bedroom 3

8' 7" x 5' 10" (2.62m x 1.78m)

Double glazed leaded light casement window to front, radiator, picture rail, power points, hardwood flooring.

### Large Bathroom

9' 3" x 6' 9" (2.82m x 2.06m)

Frosted double glazed casement window to rear, fully tiled walls, radiator, modern matching white suite comprising panel bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap, dual flush wc, airing cupboard housing hot water cylinder, ceramic tiled floor.

### Large Rear Garden

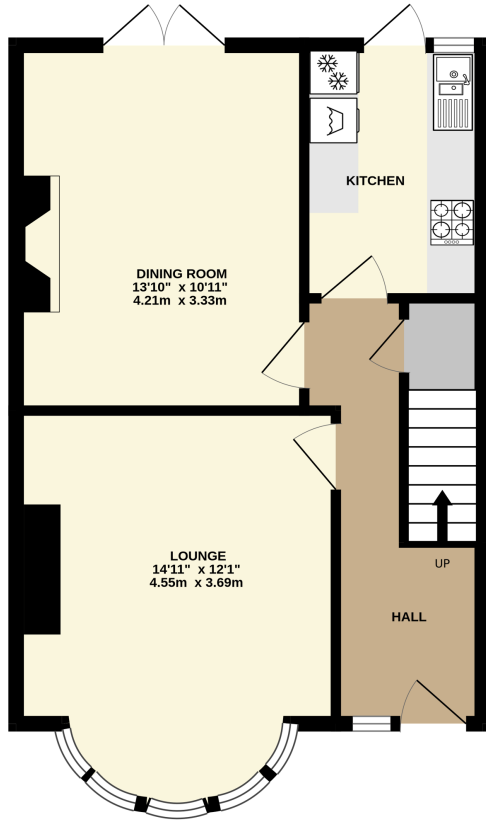
Approx. 65ft. Block paved patio area, laid to lawn, flowerbeds with shrubs, vegetable patch, gated side access.



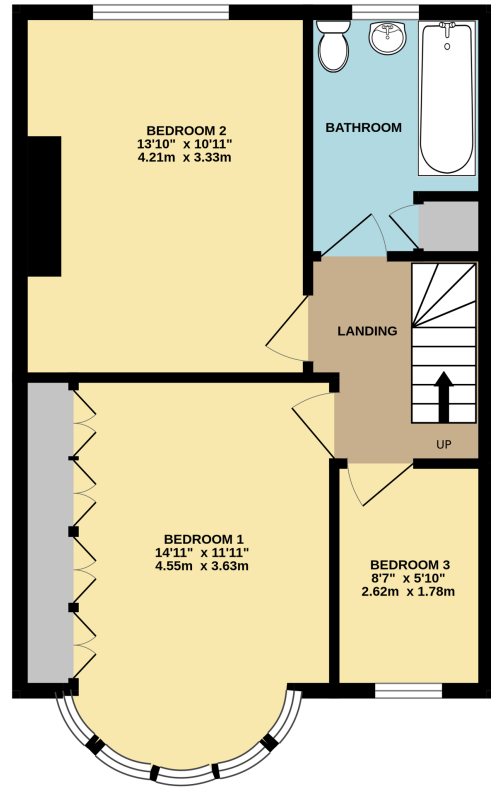
# FLOORPLAN & EPC



GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.  
Made with Metropix ©2023

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>		<b>80</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Head Office  
48, High Street, Thornton Heath, CR7 8LF  
0208 689 0808  
response@kingsburys.com