

REDUCED

£365,000 Freehold



## 3 Haslemere Road, Thornton Heath, Surrey. CR7 7BF

- 2 Double Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Modern Bathroom
- Rear Garden
- Double Glazing
- Gas Central Heating
- Quiet Residential Road
- Convenient For Amenities
- Highly Recommended !



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### PROPERTY DESCRIPTION

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Situated in a quiet yet highly convenient residential road that is within a five to fifteen minutes walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, library, protected parkland, well regarded schools & Croydon University Hospital. This two double bedroom family home has been well maintained & modernised by the present owner. Benefits include two genuine double bedrooms, a good sized upstairs bathroom, two generous reception rooms & a recently fitted kitchen/breakfast room. The house has been well planned & has spacious rooms with plenty of natural light throughout. Must Be Seen !!





## ROOM DESCRIPTIONS

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### Front Garden

paced, double glazed French doors to;

### Large Storm Porch:

Double glazed casement window. ceramic tiled floor, light, glazed front door to:

### Entrance Hall:

Frosted picture window, radiator, under stairs cupboard housing meters, laminate flooring, chrome power points, doors to:

### Lounge:

12' 6" x 10' 9" (3.81m x 3.28m) Double glazed casement windows into square bay, radiator, ornate cornice, chrome dimmer switch, chrome power points, laminate flooring.

### Dining Room:

14' 2" x 9' 2" (4.32m x 2.79m) Double glazed casement window overlooking rear garden, double radiator, power points, laminate flooring, door to lounge, stairs to first floor landing, door to:

### Kitchen/Breakfast Room:

14' 8" x 8' 5" (4.47m x 2.57m) Dual aspect double glazed casement windows overlooking rear garden, double radiator, plenty of recent fitted wall & base units with laminate worktops housing single drainer stainless steel sink unit with laminate worktops housing single drainer stainless steel sink unit with mixer tap & tile splashback, stainless steel oven, five ring gas hob & cooker hood, plumed for washing machine, four year old gas combination boiler, spotlights, chrome power points, vinyl flooring, double glazed door to rear garden.

### First floor Landing:

Radiator, entrance to boarded loft with light & ladder, downlighters, power points, laminate flooring, doors to;

### Bedroom 1:

14' 2" x 12' 5" (4.32m x 3.78m) Double glazed casement windows into square bay, double glazed casement window to front, double radiator, wall to wall & floor to ceiling fitted wardrobe, power points, pine stripped floor.

### Bedroom 2:

10' 10" x 9' 4" (3.30m x 2.84m) Large double glazed casement window overlooking rear garden, radiator, fitted wardrobe, power points, fitted carpet.

### Large Bathroom:

8' 5" x 7' 8" (2.57m x 2.34m) Frosted double glazed casement window to rear, radiator, fitted cupboard, modern matching white suite comprising of panel bath with mixer tap & shower attachment, vanity unit housing wash hand basin with mixer tap & tile splashback, dual flush wc, air extractor, spotlights, vinyl flooring.

### Rear Garden:

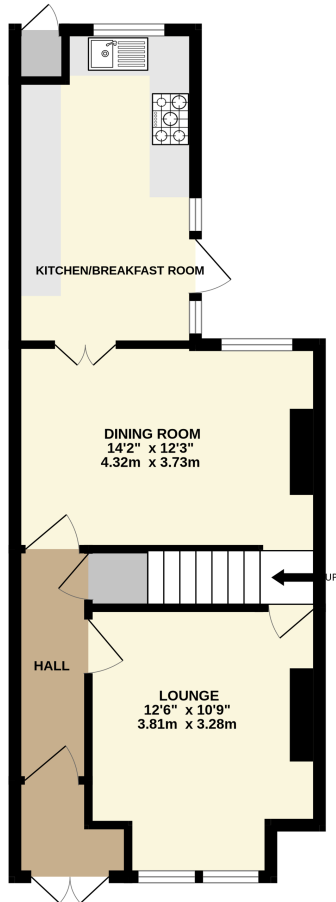
35 ft approx: Decking, flower beds, rose bush, rosemary, mature shrubs.



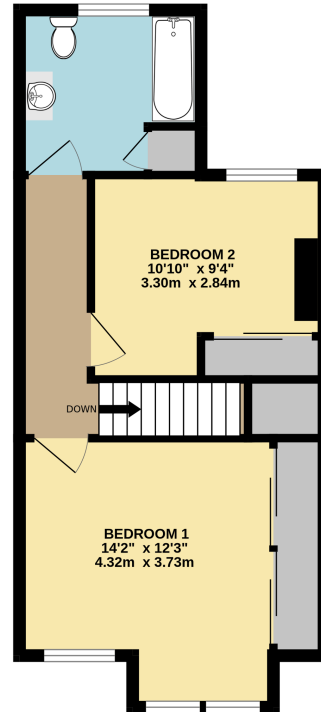
# FLOORPLAN



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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