

FOR SALE

£560,000 Freehold



60 Parchmore Road, Thornton Heath, Surrey. CR7 8LW

- Four Bedroom Semi
- Three Reception Rooms:
- Bath & Shower Rooms
- Loft room
- Off Street parking
- Large Kitchen
- Double Glazed
- Gas Central Heating
- Cloakroom
- Close To Train Station



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PROPERTY DESCRIPTION

Situated in a popular road within a 1-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, leisure centre and well regarded schools. This four bedroom semi-detached family house is offered in good order throughout & benefits from a large fitted kitchen, a downstairs cloakroom, a shower room, cloakroom, three reception rooms, off street parking, a loft room, generous sized rooms with plenty of natural light throughout. Must be seen.



ROOM DESCRIPTIONS

Front Garden

Off street parking, gated side access, step to part double glazed front door to:

Storm Porch:

Light, wood panelled walls, part frosted double glazed front door to:

Entrance Hall:

Frosted double glazed picture window, double radiator, ornate cornice, corbels, power points, fitted carpet, stairs with ornate balustrade to mezzanine landing, original panel doors to:

Living Room:

13' 10" x 13' 0" (4.22m x 3.96m) Double glazed casement windows into splay bay, double radiator, stone fireplace, ornate cornice, picture rail, phone point, Broadband point, Cable TV point, power points, fitted carpet.

Dining Room:

11' 7" x 11' 3" (3.53m x 3.43m) Double glazed casement window overlooking rear garden, radiator, ornate cornice, picture rail, Cable TV point, phone point, Broadband point, power points, fitted carpet, double glazed French doors to rear garden.

Breakfast room:

12' 11" x 11' 11" (3.94m x 3.63m) Large double glazed casement window to side, recent double radiator, understairs cupboard housing meters, fitted cupboard, mock fireplace, wall light, coved cornice, power points, fitted carpet, original pine stripped panel door to kitchen and door to:

Cloakroom:

Air extractor, dual flush wc, wall mounted wash hand basin, coved cornice, wall light, dado rail, fitted carpet.

Kitchen:

11' 11" x 9' 8" (3.63m x 2.95m) Dual aspect double glazed casement windows overlooking rear garden, plenty of contemporary style 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 and cooker hood, two fridge/freezers, washing machine, spotlights, power points, vinyl flooring, frosted double glazed door to rear garden

Mezzanine Landing:

Entrance to loft, fitted carpet, stairs with ornate balustrade to first floor landing, doors to:

Bedroom 3

11' 11" x 7' 11" (3.63m x 2.41m) Double glazed casement window overlooking rear garden, radiator, coved cornice, power points, fitted carpet.

Bedroom 4:

Double glazed casement window to side, radiator, fitted airing cupboard housing hot water cylinder, power points, new fitted carpet

Bathroom:

8' 10" x 7' 3" (2.69m x 2.21m) Two frosted double glazed casement windows to side, radiator, fully tiled walls, modern matching white suite comprising panel bath with mixer tap, wash hand basin with mixer tap and vanity cupboard beneath, dual flush wc, vinyl flooring.

Shower Room:

Air extractor, fully tiled walls, shower cubicle, electric shower, radiator, fitted carpet.

First Floor Landing:

Understairs cupboard, new fitted carpet, stairs to loft room and doors to:

Bedroom 1:

17' 2" x 13' 11" (5.23m x 4.24m) Double glazed casement windows into splay bay, double glazed casement window to front, double radiator, ornate cornice, picture rail, power points, fitted carpet.

Bedroom 2:

Double glazed casement window overlooking rear garden, radiator, picture rail, power points, fitted carpet.

Loft Room:

16' 3" x 11' 5" (4.95m x 3.48m) Two double glazed skylights, storage into eaves, power points, fitted carpet.

Rear Garden:

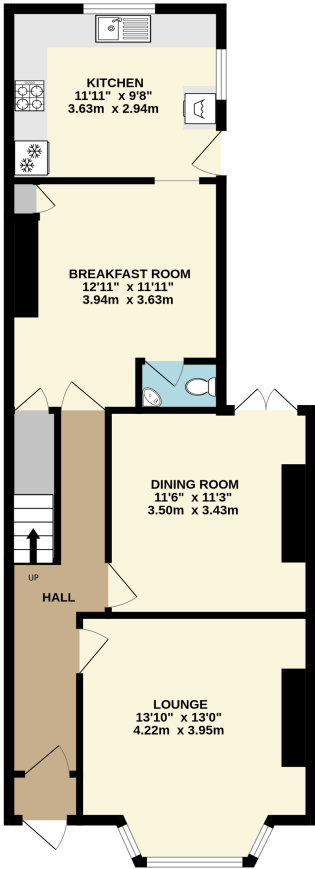
Approx. 50ft. Patio, gated side access.



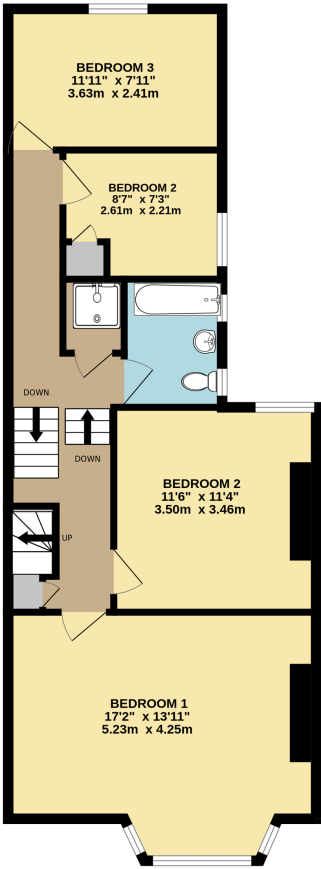
FLOORPLAN & EPC



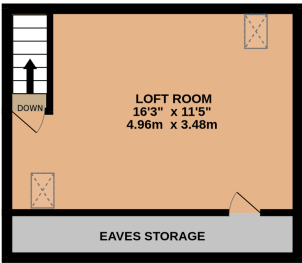
GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.

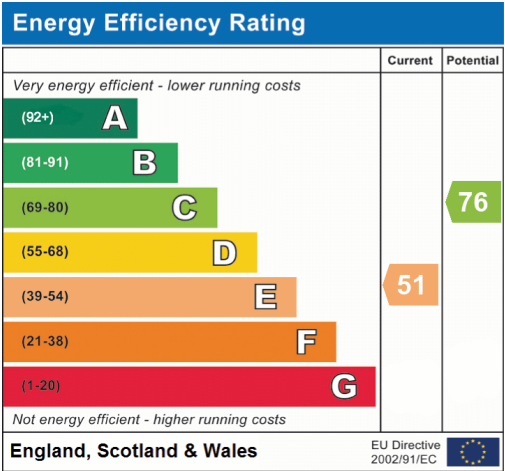


2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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