

FOR SALE

£400,000 Freehold



109 Mayfield Road, Thornton Heath, Surrey. CR7 6DP

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Large Rear Garden
- No Onward Chain
- Must Be Seen



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in a quiet & popular residential road that is highly convenient for most local amenities including bus routes, train stations, local shops, supermarket, & well regarded schools. This three bedroom terraced house has been well maintained but is in need of some modernisation & redecoration. Benefits include good size rooms with plenty of natural light, plenty of potential, a large rear garden & no onward chain.



ROOM DESCRIPTIONS

Large Front Garden

Crazy paved, flower beds, rose bushes, double glazed french doors to:

Double glazed storm porch:

Part glazed front door to:

Entrance Hall:

Picture window, picture rail, dado rail, understairs cupboard housing meters, phone point, power point, stairs to first floor landing, doors to;

Lounge:

15' 5" x 11' 8" (4.70m x 3.56m) Double glazed casement windows into half square bay, tiled fireplace with gas fire, ornate cornice, picture rail, power points, laminate flooring.

Dining Room:

13' 3" x 11' 0" (4.04m x 3.35m) Double glazed picture windows overlooking rear garden, tiled fireplace, gas hot water boiler, power points, laminate flooring, double glazed french doors to:

Kitchen:

9' 8" x 6' 4" (2.95m x 1.93m) Double glazed casement window overlooking rear garden, half tiled walls, contemporary fitted wall & base units with woodblock worktops housing butler sink with mixer tap, oven, gas hob, cooker hood, power points, ceramic tiled floor, double glazed door to rear garden.

First Floor Landing:

Picture rail, dado rail, power points, panel doors to:

Bedroom 1:

15' 1" x 11' 5" (4.60m x 3.48m) Double glazed casement windows into circular bay, original tiled fireplace with ornate mantle & mirror above, gas fire, picture rail, power points,

Bedroom 2:

12' 9" x 10' 9" (3.89m x 3.28m) Large double glazed casement window overlooking rear garden, original tiled fireplace, fitted wardrobes, power points, vinyl flooring.

Bedroom 3:

8' 10" x 5' 10" (2.69m x 1.78m) Double glazed casement windows to front, power points, vinyl flooring.

Bathroom:

8' 6" x 6' 7" (2.59m x 2.01m) Frosted double glazed casement window to rear, fully tiled walls, modern matching suite comprising of panel bath with mixer tap & shower attachment, dual flush wc, vanity unit housing wash hand basin with mixer tap, fitted cupboard, vinyl flooring, entrance to loft.

Large Rear Garden:

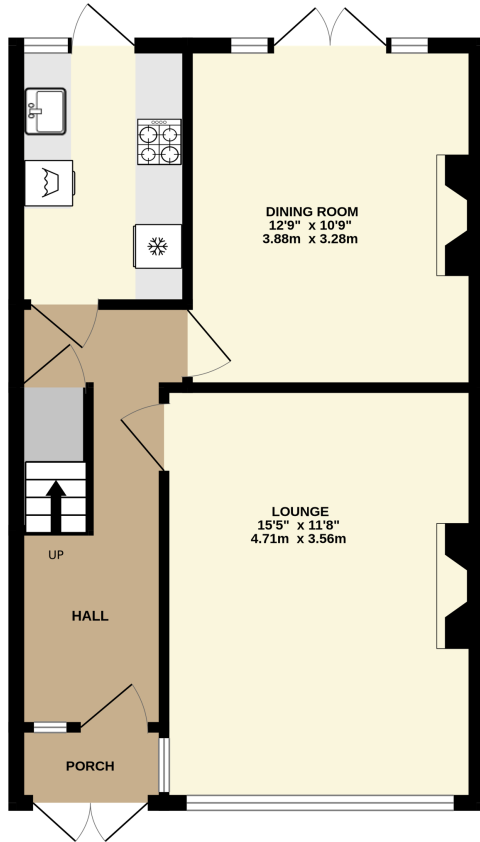
80' 0" x 18' 5" (24.38m x 5.61m) Mature shrubs, fir trees, camelias, rose bushes, brick built shed, gated rear access.



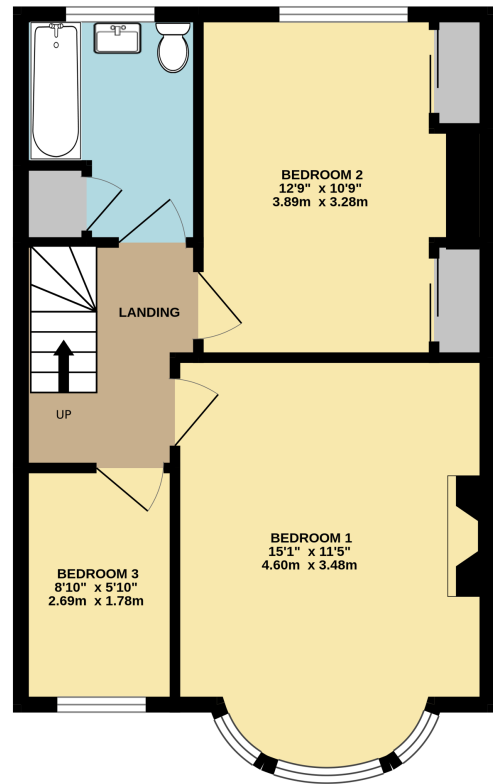
FLOORPLAN



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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 ©2025