

FOR SALE

£400,000 Freehold



## 92 Silverleigh Road, Thornton Heath, Surrey. CR7 6DW

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Upstairs Bathroom
- Utility/Sun Room
- Approx. 100ft Garden
- Renewed Roof
- Quiet Location
- In Need of Work
- Immediate Vacant Possession



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### PROPERTY DESCRIPTION

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Situated in an ever popular residential road off Thornton Road, highly convenient for local amenities including bus routes, local shops, supermarkets, Croydon University Hospital and well regarded schools. This three bedroom Edwardian family home is a 'doer upper' in need of modernisation and redecoration throughout. Benefits include a huge rear garden, a renewed roof and plenty of natural light throughout to the spacious rooms. Immediate vacant possession.



## ROOM DESCRIPTIONS

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### **Front Garden**

Flowerbed, path to porch with double glazed front door to:

### **Entrance Hall**

Frosted double glazed picture window, radiator, power points, understairs cupboard housing meters, stairs to first floor landing, doors to:

### **Lounge**

14' 11" x 12' 9" (4.55m x 3.89m)

Two louvre windows to front, fireplace, coved cornice, power points.

### **Dining Room**

14' 1" x 13' 11" (4.29m x 4.24m)

Large louvre window overlooking rear garden, double radiator, larder, power points, through to:

### **Kitchen**

8' 8" x 5' 6" (2.64m x 1.68m)

Picture window to rear, gas point, single drainer stainless steel sink unit, glazed door to:

### **Sun Room**

8' 0" x 7' 10" (2.44m x 2.39m)

Picture windows, plumbing for washing machine and dishwasher, power points.

### **First Floor Landing**

Doors to:

### **Bedroom 1**

13' 7" x 12' 7" (4.14m x 3.84m)

Two louvre windows to front, double radiator, coved cornice, power points.

### **Bedroom 2**

13' 10" x 12' 6" (4.22m x 3.81m)

Louvre window overlooking rear garden, double radiator, fitted cupboard, power points.

### **Bedroom 3**

8' 4" x 5' 9" (2.54m x 1.75m)

Louvre window to front, radiator.

### **Bathroom**

8' 7" x 5' 9" (2.62m x 1.75m)

Frosted louvre window to rear, matching white site comprising panel bath, pedestal wash hand basin, low flush wc, airing cupboard housing hot water cylinder, entrance to loft.

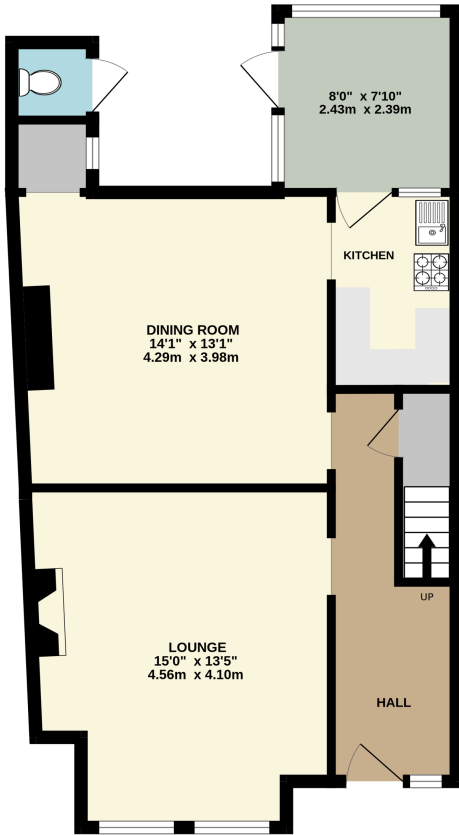
### **Large Rear Garden**

100ft Approx. Mature shrubs.

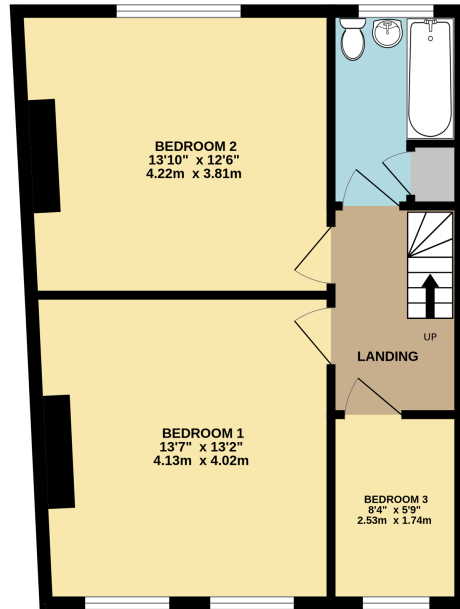
# FLOORPLAN



GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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