

SOLD STC

£435,000 Freehold



## 10 Beverstone Road, Thornton Heath, Surrey. CR7 7LT

- Three Good Size Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Contemporary Shower Room
- Utility Room
- Front & Rear Gardens
- Recent Double Glazing
- Gas Central Heating
- Excellent Condition
- Immediate Vacant Possession



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

0208 689 0808  
response@kingsburys.com



## PROPERTY DESCRIPTION

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Situated in a quiet and ever popular residential road within a 5-20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Croydon University Hospital, library, parkland and Leisure Centre this three bedroom terraced house has been recently modernised and redecorated to a high standard. Benefits include a large fitted kitchen/breakfast room, a large contemporary downstairs shower room, a fitted utility room, an extended dining area and plenty of natural light throughout. Highly recommended. Immediate vacant possession.



## ROOM DESCRIPTIONS

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### Front Garden

Paved, porch with light, part double glazed front door to:

### Entrance Hall

Frosted double glazed picture windows, radiator, cupboard housing meters, understairs cupboard, dado rail, stairs with ornate balustrade to first floor landing, part glazed doors to:

### Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed casement windows with stained glass tops to front, radiator, ornate cornice, picture rail, mock fireplace, shelving, power points, phone point, Cable TV point, fitted carpet.

### Kitchen/Breakfast Room

13' 9" x 9' 2" (4.19m x 2.79m)

Plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, electric oven and hob, cooker hood, breakfast bar, shelving, coved cornice, spotlights, vinyl flooring, glazed French doors to dining room and door to:

### Utility Room

7' 1" x 5' 8" (2.16m x 1.73m)

Radiator, modern matching fitted wall and base units with laminate worktop housing single drainer stainless steel sink unit with mixer tap and tiled splashback, plumbing for washing machine, coved cornice, spotlights, power points, ceramic tiled floor.

### Shower Room

7' 1" x 5' 8" (2.16m x 1.73m)

Frosted double glazed casement window to rear, fully tiled walls, chrome heated towel rail, new contemporary style white suite comprising large walk-in shower, vanity unit housing wash hand basin with mixer tap and dual flush wc, coved cornice, medicine cabinet, ceramic tiled floor.

### Dining Room

9' 10" x 8' 1" (3.00m x 2.46m)

Dual aspect double glazed casement windows overlooking rear garden, radiator, power points, double glazed door to side and double glazed French doors to rear garden.

### First Floor Landing

Entrance to loft with ladder, dado rail, fitted carpet, doors to:

### Bedroom 1

16' 7" x 11' 3" (5.05m x 3.43m)

Double glazed casement windows with stained glass tops to front, double radiator, wall to wall and floor to ceiling fitted wardrobes with shelving and drawers, shower cubicle with air extractor, cornice, power points, fitted carpet.

### Bedroom 2

11' 8" x 9' 11" (3.56m x 3.02m)

Double glazed casement window overlooking rear garden, radiator, modern fitted wardrobe, airing cupboard housing gas combination boiler and vanity unit with tiled top housing wash hand basin with splashback and mirror above, power points, fitted carpet.

### Bedroom 3

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed casement window overlooking rear garden, radiator, cast iron feature fireplace, shelving, coved cornice, power points, fitted carpet.

### Garden

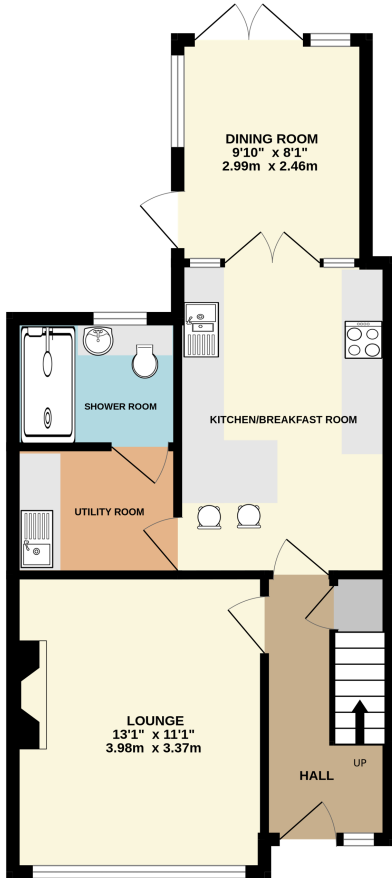
Approx. 60ft. Patio area, flowerbeds with shrubs, rose bushes, brick built barbecue, brick built shed, steps to raised and walled patio area, shed, outside lights, outside tap.



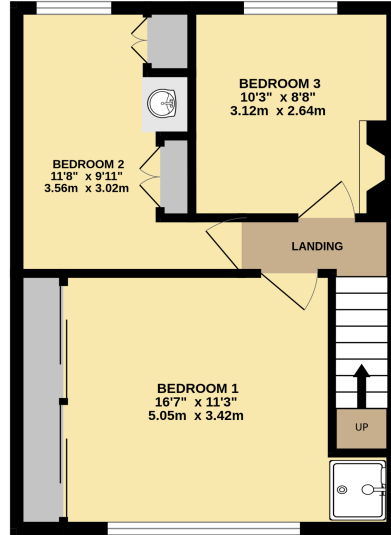
# FLOORPLAN & EPC



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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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>75</b>
(55-68)	<b>D</b>	<b>58</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	

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