

FOR SALE

£410,000 Freehold



2 Jamaica Road, Thornton Heath, Surrey. CR7 7HD

- Three Good Size Bedrooms
- Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Large Modern Bathroom
- Front & Rear Gardens
- Utility Room
- Double Glazing
- Gas Central Heating
- New Fitted Carpets
- Cloakroom



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PROPERTY DESCRIPTION

Situated in an ever popular residential road within a one minute walk of Croydon University Hospital and highly convenient for other local amenities including Thornton Heath train station, bus routes, local shops, supermarkets and well regarded schools. This three bedroom semi detached house has been recently modernised and redecorated throughout. Benefits include a large lounge/diner, a huge modern upstairs bathroom, a cloakroom and utility room. There is still plenty of potential to improve this now vacant family home. Highly recommended.



ROOM DESCRIPTIONS

Front Garden

Two mature palm trees, flowerbed with shrubs, paved area, gated side access, quarry tiled path to:

Porch With Light

Part glazed front door to:

Entrance Hall

Frosted picture window, double radiator, ornate cornice, central heating temperature control, mains wired smoke alarm, deep understairs cupboard with light, housing meters, power point, new fitted carpet, stairs with ornate balustrade to mezzanine landing, doors to:

Lounge/Diner

26' 1" x 12' 1" (7.95m x 3.68m)

Double glazed casement windows into splay bay, floor to ceiling double glazed casement window to rear garden, two double radiators, ornate cornice, power points, new fitted carpet.

Kitchen/Breakfast Room

10' 4" x 9' 8" (3.15m x 2.95m)

Large double glazed casement window overlooking rear garden, radiator, new fitted wall and base unit with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, new electric oven and hob, power points, vinyl flooring.

Utility Room

9' 8" x 8' 8" (2.95m x 2.64m)

Dual aspect double glazed casement window overlooking rear garden, double radiator, new fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, new electric oven and hob, power points, vinyl flooring, double glazed door to rear garden, and door to:

Cloakroom

Tiled walls, dual flush wc, wall mounted wash hand basin.

Mezzanine Landing

New fitted carpet, three stairs with ornate balustrade to first floor landing, door to:

Large Bathroom

9' 8" x 9' 6" (2.95m x 2.90m)

Frosted double glazed casement window, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap and shower attachment, tiled splashback, dual flush wc, vinyl flooring.

First Floor Landing

Entrance to loft with ladder, ornate balustrade, new fitted carpet, doors to:

Bedroom 1

11' 9" x 9' 10" (3.58m x 3.00m)

Large double glazed casement window overlooking rear garden, double radiator, power points, new fitted carpet.

Bedroom 2

11' 9" x 9' 1" (3.58m x 2.77m)

Large double glazed casement window to front, double radiator, power points, new fitted carpet.

Bedroom 3

11' 9" x 6' 1" (3.58m x 1.85m)

Large double glazed casement window to front, double radiator, power points, new fitted carpet.

Garden

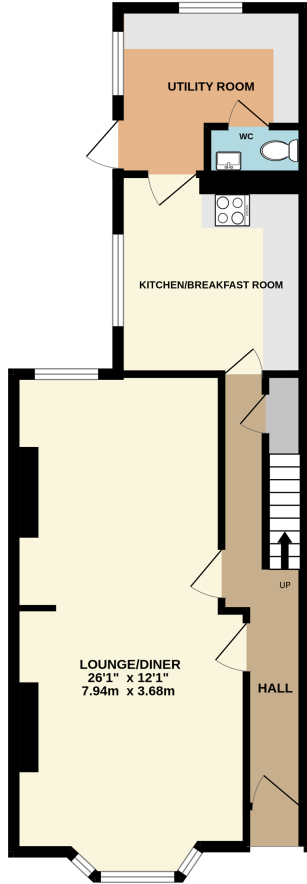
Approx. 60ft. Paved patio area, step with wall wot lawn area and flowerbeds, tree, bedding plants, shrubs, two large storage sheds, outside tap, gated side access.



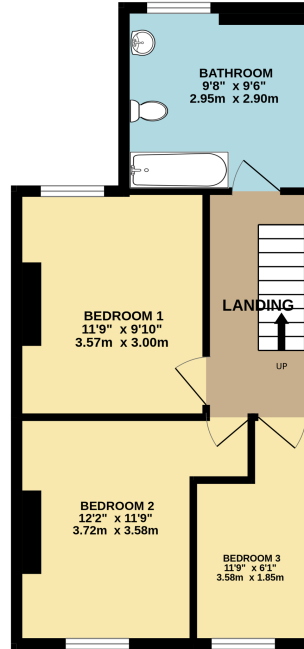
FLOORPLAN & EPC



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

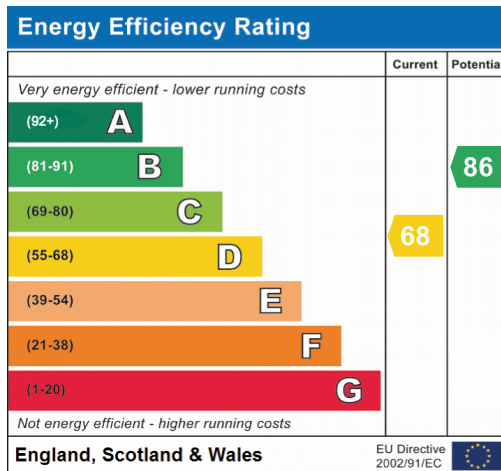


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 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.
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