

FOR SALE

£350,000 Freehold



42 The Drive, Thornton Heath, Surrey. CR7 8LA

- Two Double Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Modern Bathroom
- Approx. 45ft Rear Garden
- Double Glazing
- Gas Central Heating
- Character Features
- Excellent Location
- Immediate Vacant Possession



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in a quiet, highly convenient and ever popular side road off Thornton Heath's bustling High Street within a 3-5 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools, this two double bedroom Victorian cottage has been modernised and redecorated throughout whilst still leaving room for further improvements. Benefits include good size rooms throughout with plenty of natural light, plenty of storage, a fitted kitchen/diner, plenty of character features, a good size and well stocked rear garden. Immediate vacant possession.



ROOM DESCRIPTIONS

Flower Box & Paved Front Garden to:

Part glazed front door to:

Large Storm Porch

Casement windows, fitted matting, part glazed front door to:

Living Room

12' 10" x 10' 11" (3.91m x 3.33m)

Double glazed sash window to front, radiator, brick built fireplace, beamed ceiling, wall light, understairs cupboard, central heating temperature control, power points, Virgin media point, recent fitted carpet, stairs to first floor landing, pine stripped double doors to:

Kitchen/Diner

10' 11" x 10' 2" (3.33m x 3.10m)

Double glazed sash window overlooking rear garden, radiator, plenty of modern matching white wall and base units with laminate worktops housing single drainer stainless steel sink unit with tiled splashback, stainless steel electric oven, hob and cooker hood, plumbing for washing machine, shelf, beamed ceiling, power points, vinyl flooring, through to:

Lpbbby

Pine stripped door to cupboard housing gas combination boiler, ceramic tiled floor, part frosted double glazed door to rear garden, pine stripped double doors to:

Bathroom

Dual aspect frosted casement windows, fully tiled walls, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with fitted mirror above, dual flush wc, chrome heated towel rail, air extractor, ceramic tiled floor.

First Floor Landing

Recent fitted carpet, pine stripped panel doors to:

Bedroom 1

11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed sash window to front, double radiator, rustic decorative wood wall, pine stripped double doors to fitted wardrobe, power points, recent fitted carpet.

Bedroom 2

10' 1" x 10' 3" (3.07m x 3.12m)

Double glazed sash window overlooking rear garden, double radiator, rustic decorated wood wall, power points, recent fitted carpet.

Well Secluded Rear Garden

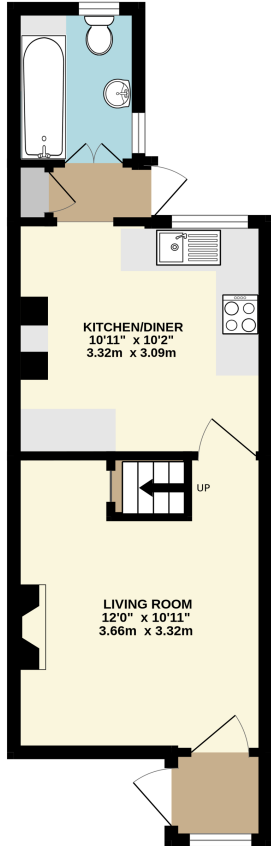
Approx 45ft. Paved area, grass, flowerbeds, mature shrubs, fuchsia, rose bushes, grapevine, Californian lilac,, poppies, outside tap, gated side access.



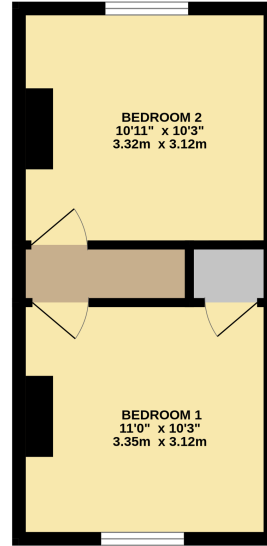
FLOORPLAN & EPC



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 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+) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Head Office
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