



10 Hobart Gardens, Thornton Heath, Surrey. CR7 8LR

- Three Double Bedrooms
- Two Large Receptions
- Fitted Kitchen
- Large Modern Shower Room
- Large Utility Room
- Front & Rear Garage
- Detached Garage
- 7 Year Old Roof
- Double Glazing
- Gas Central Heating



PROPERTY DESCRIPTION

Situated at the end of a much favoured and quiet cul-de-sac within a 5-15 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarkets, Leisure Centre, parkland and well regarded schools. This three double bedroom extended halls adjoining semi detached 1930's built house has been well maintained and is located on a large plot. Benefits include a recently renewed roof, double glazing, character features, a large utility room, spacious well planned accommodation with plenty of natural light. There is scope for further extensions. Highly recommended!



ROOM DESCRIPTIONS

Off Street Parking & Double Doors To Detached Garage

Gate to:

Large Front Garden

26' 8" x 17' 3" (8.13m x 5.26m)

Large flowerbed with mature shrubs, chousea, rose bushes, outside tap, crazy paved path to:

Porch With:

Quarry tiled floor and lights, original stained glass front door to:

Entrance Hall

Double glazed stained glass window to front, double radiator, understairs cupboard housing meters, power points, fitted cupboard, stairs with balustrade to first floor landing, panel doors to:

Dining Room

14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed stained glass casement windows into square bay, double radiator, mock fireplace, coved cornice, power points, fitted carpet.

Living Room

17' 3" x 14' 5" (5.26m x 4.39m)

Large floor to ceiling double glazed casement windows overlooking rear garden, two double radiators, stone fireplace with gas coal effect fire, coved cornice, power points, fitted carpet, double glazed door to rear garden.

Kitchen

10' 6" x 5' 9" (3.20m x 1.75m)

Stained glass double glazed casement windows to front, double radiator, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl sink unit with mixer tap and tiled splashback, integral fridge, double oven and gas hob, coved cornice, power points, ceramic tiled floor, part stained glass stable door to:

Large Utility Room

13' 5" x 5' 9" (4.09m x 1.75m)

Picture windows to side, double glazed casement window overlooking rear garden, fitted base units with laminate worktops, freezer, fridge, dishwasher, plumbing for washing machine, gas combination boiler, power points, ceramic tiled floor, double glazed door to rear garden.

First Floor Landing

0' 0" x 0' 0" (0.00m x 0.00m) Large double glazed stained glass casement windows to side, balustrade, entrance to loft with ladder, fitted carpet, original panel doors to:

Bedroom 1

14' 2" x 10' 7" (4.32m x 3.23m)

Double glazed stained glass casement windows into square bay, radiator, coved cornice, power points, fitted carpet.

Bedroom 2

12' 3" x 10' 4" (3.73m x 3.15m)

Two double glazed stained glass casement windows to front, picture rail, fitted wardrobes, coved cornice, power points, fitted carpet.

Bedroom 3

13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed casement window overlooking rear garden, coved cornice, power points, fitted carpet.

Large Bath/Shower Room

Frosted double glazed casement windows into small square bay, three-quarter tiled walls, radiator, chrome heated towel rail, contemporary style white suite comprising large shower with power shower, pedestal wash hand basin, dual flush wc, electric fan heater, mirror medicine cupboard, ceramic tiled floor.

Secluded Rear Garden

Approx. 45ft. Laid to lawn, flowerbeds, mature shrubs, berberis, camelia, rose bushes, shed, large electric awning.

Detached Garage

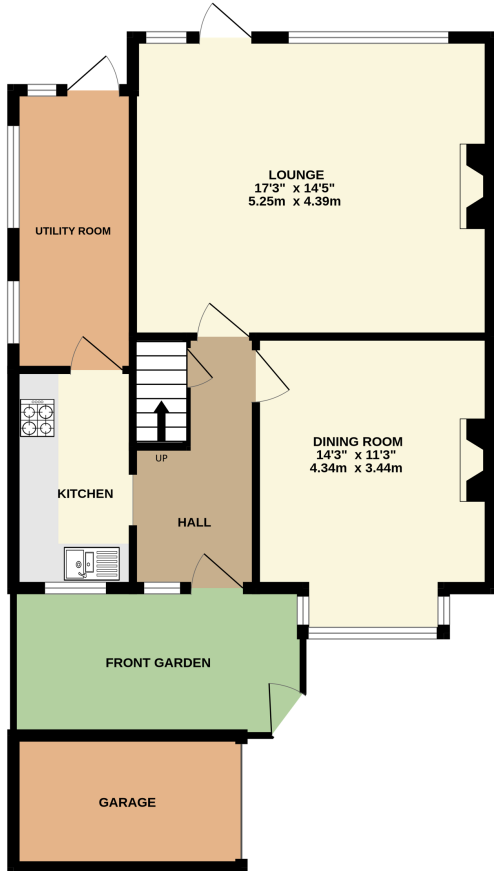
With double doors and power.



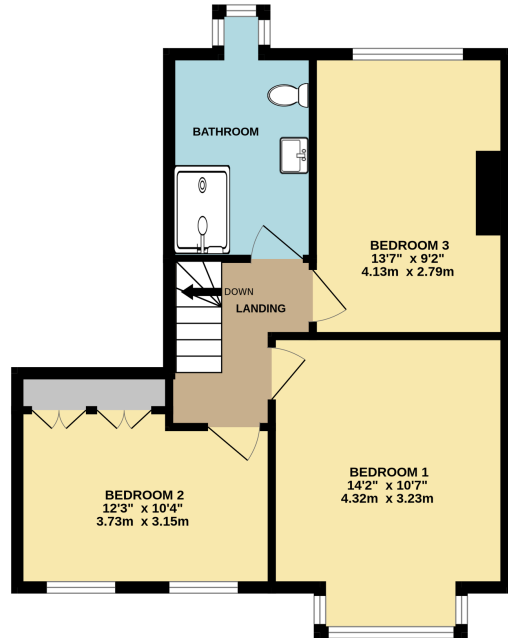
FLOORPLAN



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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