

REDUCED

£389,950 Freehold



2 Lakehall Gardens, Thornton Heath, Surrey. CR7 7EL

- Three Bedrooms
- Lounge/Diner'
- Part Fitted Kitchen
- Upstairs Bathroom
- Secluded Rear Garden
- Double Glazing
- Part Gas Central Heating
- Good Size Rooms
- Quiet Cul-De-Sac
- No Onward Chain



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in an ever popular and quiet cul-de-sac within a 10-15 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, library, Leisure Centre and well regarded schools. A well maintained three bedroom terraced house which offers good size accommodation with plenty of natural light throughout. Highly recommended.



ROOM DESCRIPTIONS

Front Garden

Paved, flowerbeds, fuchsia, path to:

Porch

Part glazed front door to:

Entrance Hall

Frosted picture window, electric heater, understairs cupboard housing meters, finger block flooring, stairs to first floor landing, doors to:

Lounge/Diner

27' 5" x 10' 5" (8.36m x 3.17m)

Double glazed casement windows into square bay, fireplace with gas coal effect fire, dresser, deep fitted cupboard with picture window, power points, finger block flooring, double glazed door to rear garden.

Kitchen

9' 7" x 5' 5" (2.92m x 1.65m)

Double glazed casement windows, fitted wall and base units with single drainer stainless steel sink unit with mixer tap and tiled splashback, electric and gas cooker points, power points, vinyl flooring, double glazed door to rear garden.

First Floor Landing

Fitted carpet, ornate balustrade, original panel doors to:

Bedroom 1

14' 9" x 10' 6" (4.50m x 3.20m)

Double glazed casement windows into square bay, double radiator, wall to wall and floor to ceiling fitted wardrobes, power points, fitted carpet.

Bedroom 2

12' 0" x 10' 5" (3.66m x 3.17m)

Double glazed casement windows overlooking rear garden, double radiator, fitted wardrobes, power points, fitted carpet.

Bedroom 3

8' 8" x 5' 5" (2.64m x 1.63m)

Double glazed casement window to front, power points.

Bathroom

Frosted double glazed casement window, part tiled walls, matching suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, entrance to part insulated loft.

South Facing Garden

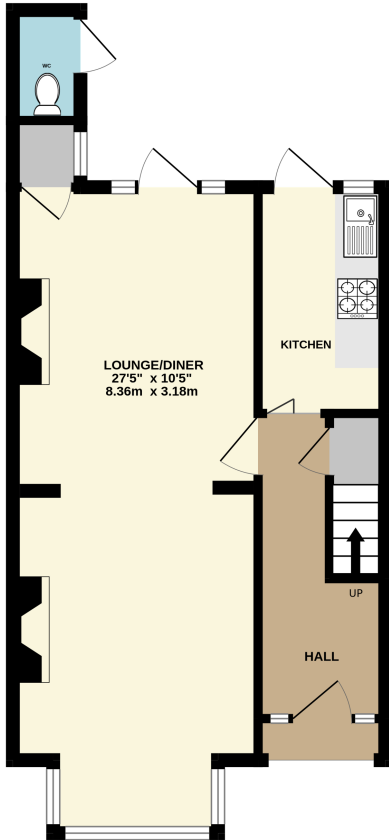
Approx. 40ft. Laid to lawn, flowerbeds, viburnum, rose bushes, outside wc.



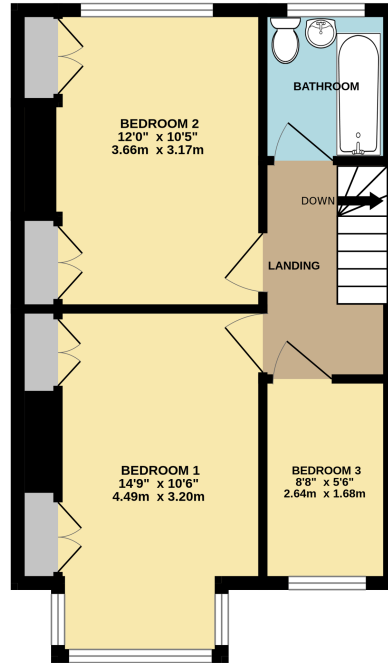
FLOORPLAN & EPC



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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