

FOR SALE



Winterbourne Road, Thornton Heath CR7

GUIDE PRICE £450,000 Freehold

 **3**

 **1**


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Property Description

Samuel Estates is proud to bring to market this well presented three bed family home in Thornton Heath.

As soon as you walk in you are greeted by a long hallway. On your left is the reception room, further along the hallway on your left is the open plan kitchen / diner which fits a dining table. The ground floor also includes the family bathroom and a large private garden with rear access.

On the first floor there are three bedrooms, one of them is ideal for a study or a nursery. There is also potential to extend into the loft STPP. This property is perfect for a first-time buyer, a family looking to upsize or an investor.

The property is near to Thornton Heath station, as well as numerous regular bus routes providing useful links to the surrounding area. There are a variety of shops and amenities close-by in Thornton Heath, with nearby Croydon offering a wider selection of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and open spaces including Grangewood Park.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		89
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





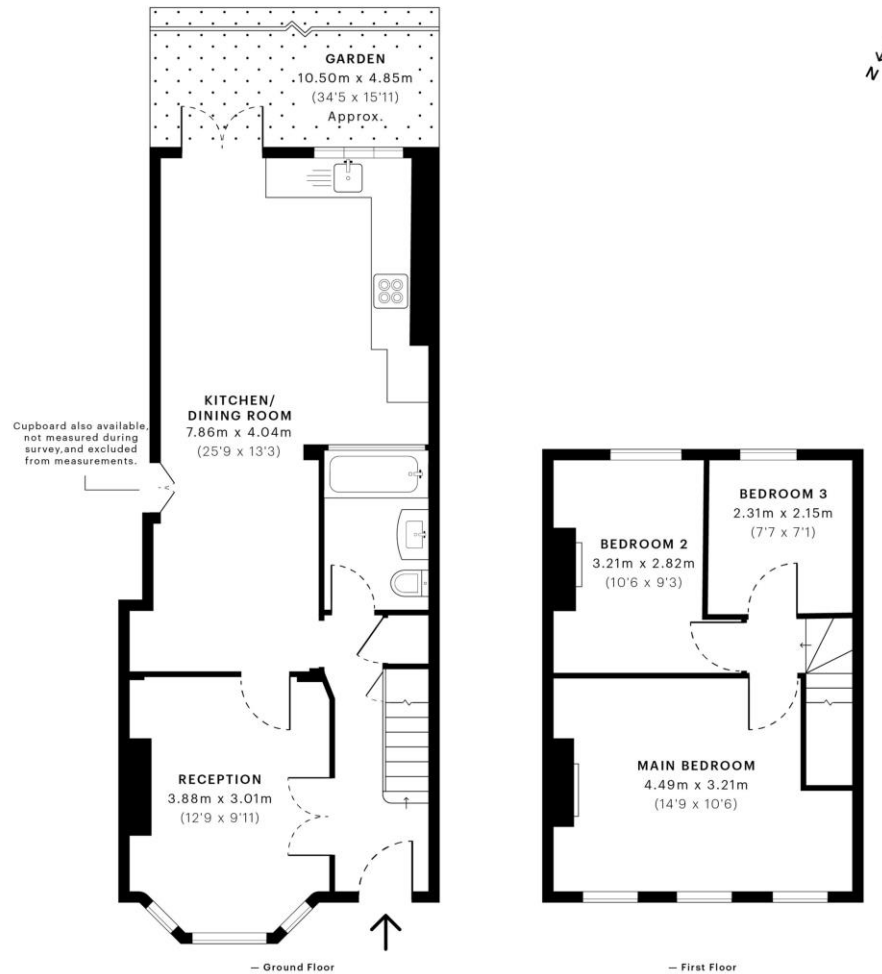


Winterbourne Road, CR7

CAPTURE DATE 10/11/2022 LASER SCAN POINTS 82,678,300

GROSS INTERNAL AREA

76.70 sqm / 825.59 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
76.70 sqm / 825.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features.
Includes cupboards, measured head height.
71.08 sqm / 765.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, overhangs.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Ceiling less than 2.0m.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPM 30 RESIDENTIAL 76.70 sqm / 825.59 sqft
SPM 30 RESIDENTIAL 71.08 sqm / 765.10 sqft

SPEC ID 56369493afc51390dbcd8262d

Material Information

Tenure – Freehold

Council Tax Band – C

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

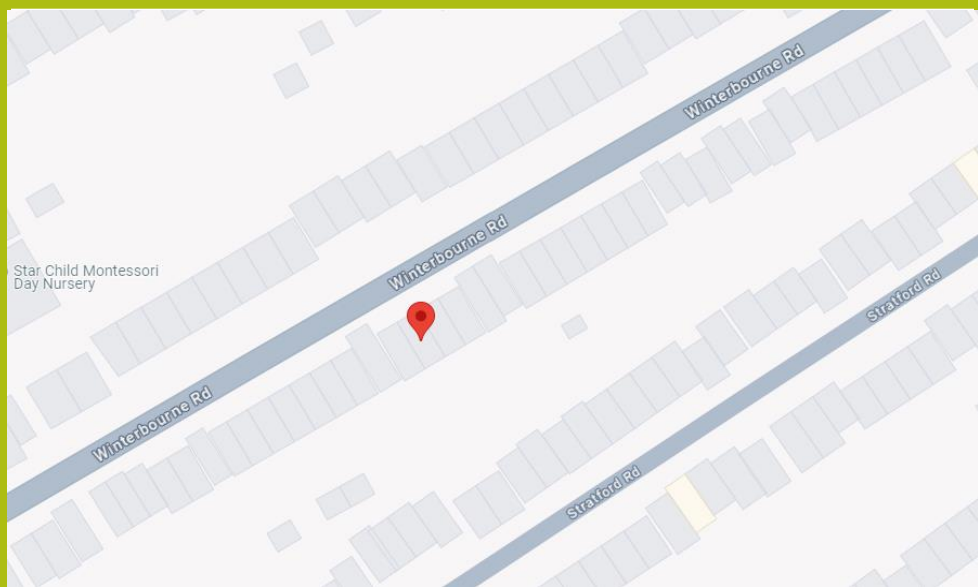


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

