

FOR SALE



Haslemere Road, Thornton Heath, CR7

GUIDE PRICE £425,000 Freehold

 **3**

 **1**


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Property Description

This 3-bedroom house on Haslemere Road offers an exciting opportunity for buyers seeking a property they can truly make their own. Situated in the heart of Thornton Heath, the home benefits from an excellent location just a short walk from the train station, making commuting into London quick and convenient. Local shops, cafes, and amenities are all close at hand, adding to the property's appeal.

On the ground floor, you'll find a bright and welcoming front reception room, a spacious dining room with direct access to the garden, and a well-equipped fitted kitchen. Upstairs, the layout includes a family bathroom, two generously sized double bedrooms, and a versatile single bedroom perfect as a home office or nursery.

One of the standout features is the large rear garden, perfect for outdoor entertaining, gardening enthusiasts, or those simply looking for additional space. With its combination of space, location, and potential, this property is ideal for families, first-time buyers, or investors looking for a project in a sought-after area.

Disclaimer

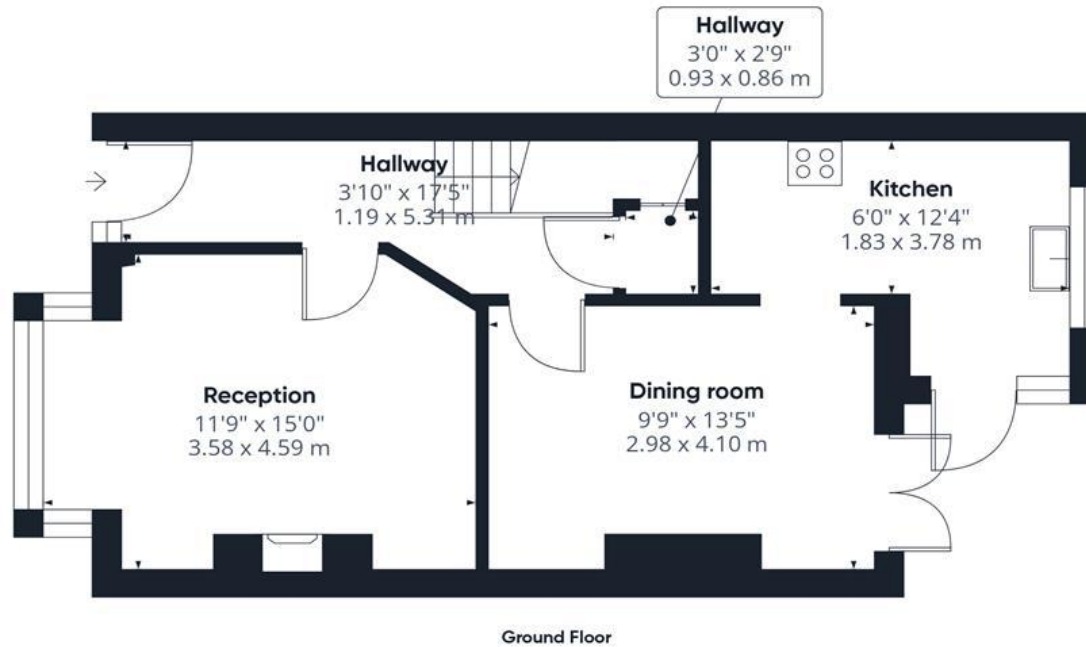
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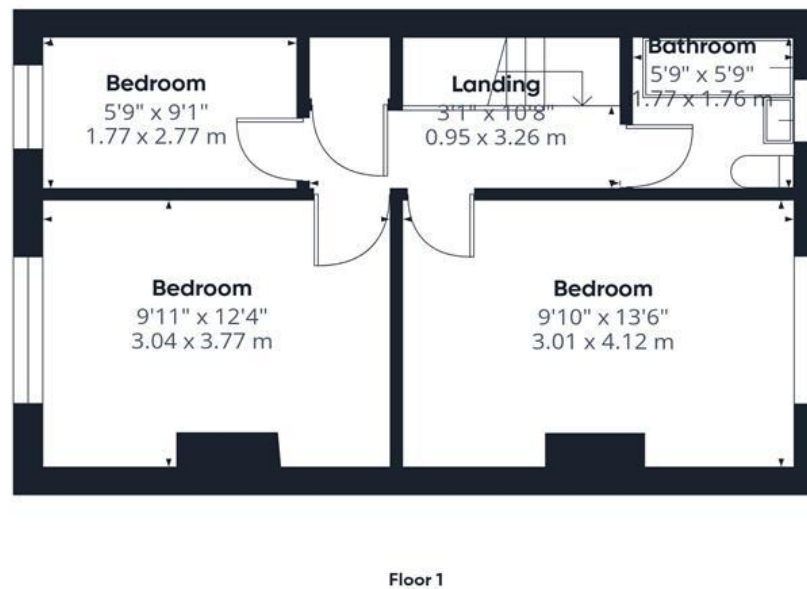
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m
859 ft²
79.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – C

Local Authority – Croydon



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/ Ultrafast



Mobile Signal
Good Coverage

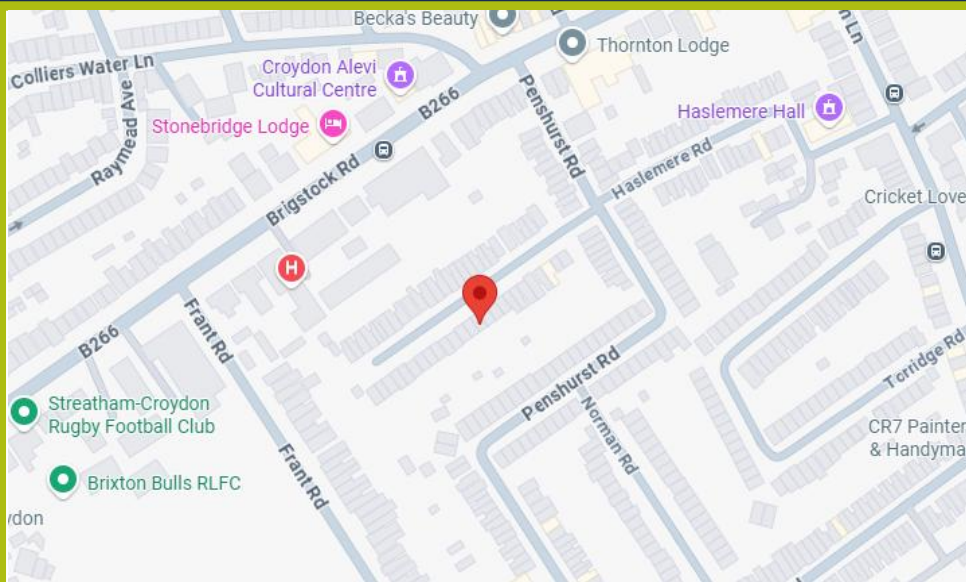


Flood Risk

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



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