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MARRIOTT VERNON

ESTATE AGENTS

11 Carew Road, Thornton Heath, CR7 7RF

Offers in excess of £575,000



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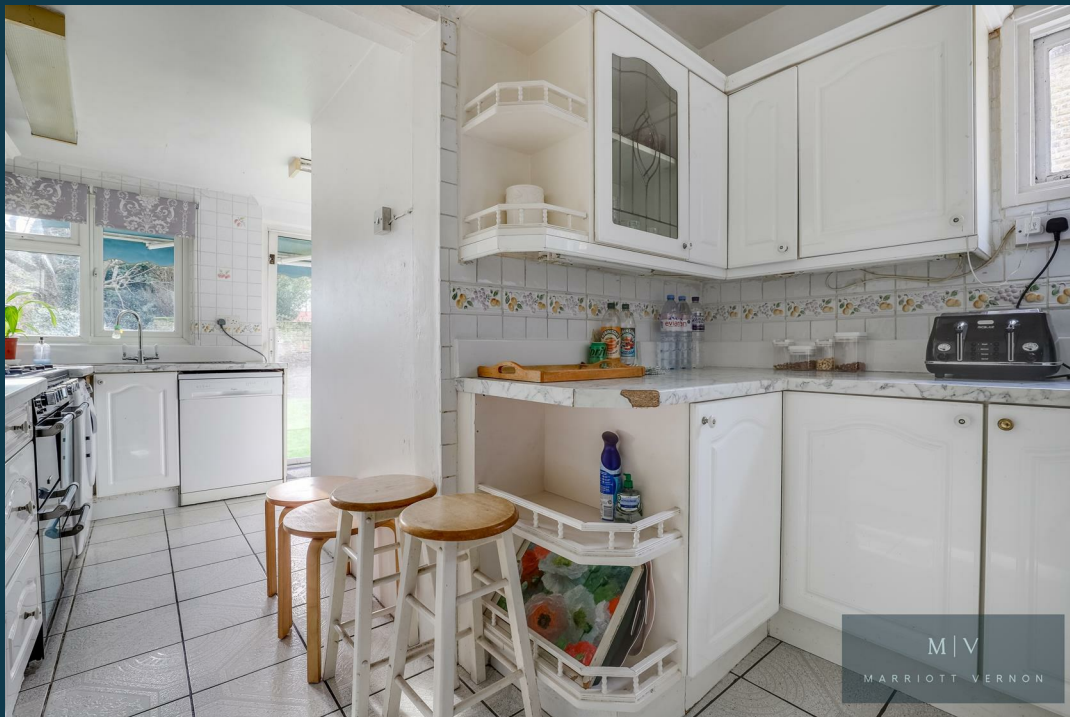
Marriott Vernon present to the market this substantial four bedroom, three reception room, semi detached house with off street driveway parking and south west facing garden, conveniently situated just 0.3 miles from Thornton Heath station. The property would benefit from a programme of modernisation, but offers bright and spacious accommodation with enormous scope to upgrade and refurbish to suit own taste. Features include a good size kitchen, upstairs shower room/WC, ground floor WC, gas central heating via 'Vaillant' boiler, double glazing and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor and side access onto garden, leading into the bright front aspect reception room with bay window and ample space for relaxing and entertaining. A further reception/dining room enjoys quite rear aspect, and a third reception/breakfast room leads through to the kitchen. The kitchen itself, with door onto the garden, comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. A ground floor WC completes the lower level living space. To the first floor, there are four well proportioned bedrooms - three doubles and a single/study - plus a shower room and adjacent WC.

The property is conveniently located moments from 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 nearby Thornton Heath Rec (literally at the end of the road), and Grangewood Park.

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Floor Plans



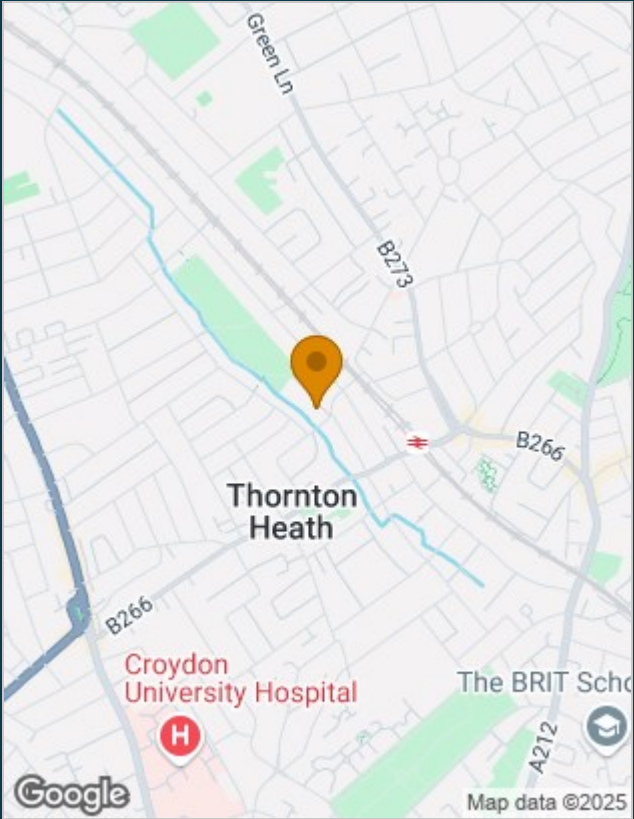
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC