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MARRIOTT VERNON
ESTATE AGENTS

39B Grange Park Road, Thornton Heath, CR7 8QE

Offers in excess of £300,000





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39B Grange

Thornton Heath, CR7 8QE

UN-MORTGAGEABLE DUE TO CONDITION /
CASH BUYERS ONLY

Popular Thornton Heath Location

Front Aspect Reception Room and Separate
Kitchen

Level Rear Garden

No Chain

Three Bedroom 1960's Style Detached House

Requiring Full Modernisation

Upstairs Bathroom

Garage/Off Street Parking

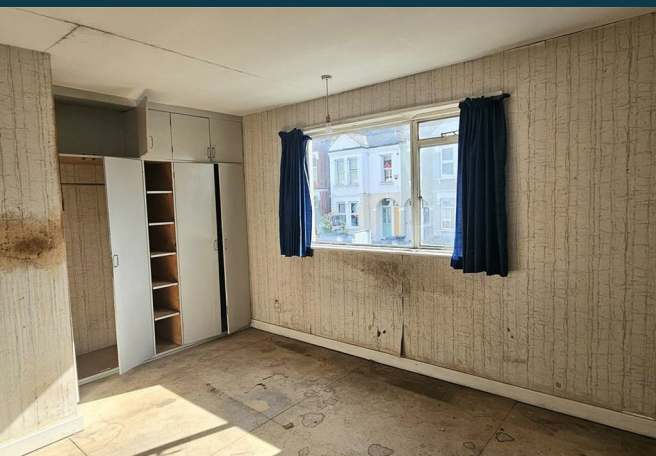
Close to Thornton Heath Station and Amenities

Marriott Vernon present to the market this three bedroom 1960's style detached property with level rear garden, integral garage with driveway, and no onward chain, conveniently situated in a popular residential Thornton Heath location close to transport links and amenities. The property requires a full programme of modernisation, to include double glazing, central heating, re-wiring, new kitchen and bathroom.

The property is un-mortgageable due to its poor condition and therefore suitable for CASH BUYERS ONLY.

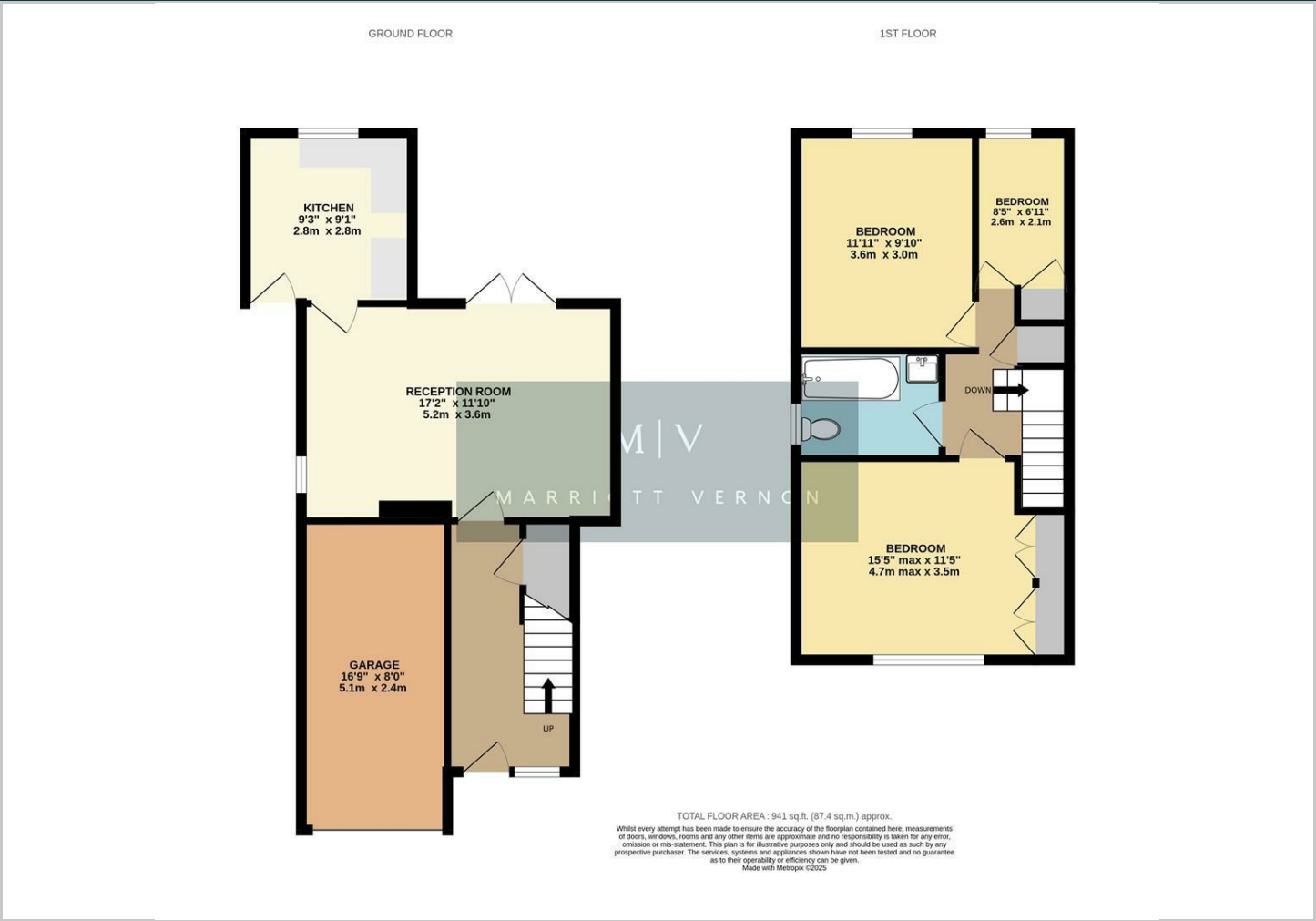
Accommodation comprises entrance hall with stairs rising to the first floor, leading into the reception room with window and doors to rear garden. The separate kitchen is a good size, with plenty of space for units and a range of appliances. To the first floor, there are three well proportioned bedrooms and a bathroom.

The property is conveniently located within just a 5 minute walk (0.3m) of 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 Grangewood Park.

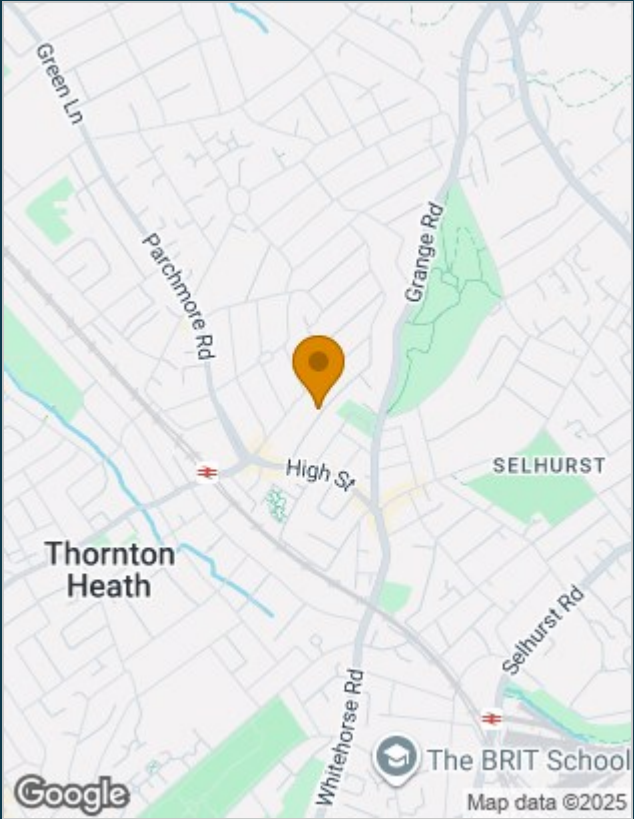




Floor Plans



Location Map



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.