



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Georgia Road | Thornton Heath | CR7 8DU

**Guide price £795,000**

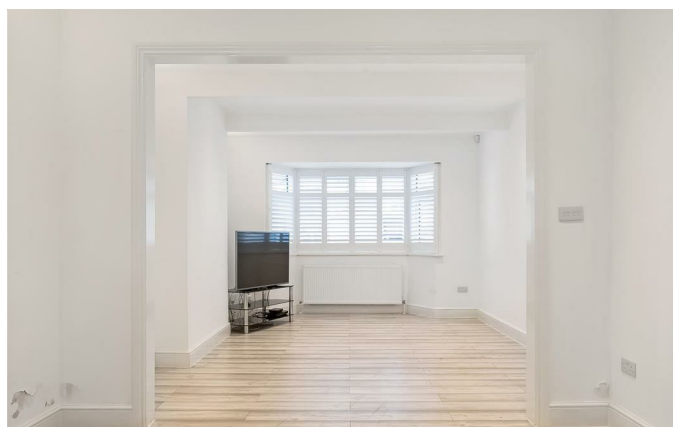
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- Immaculately presented semi-detached family home
- Substantial rear extension boasting an open plan kitchen/diner, with integrated appliances, tiled floors and bi-fold doors
- Separate through lounge with ample room for modern living
- Large hallway and downstairs WC
- Enviaible rear garden on a level plot
- Good size bedrooms and fully fitted bathroom with shower and bath
- Driveway for multiple cars
- Great transport links within walking distance



A perfect family home,  
with flexible  
accommodation space,  
ready to move straight  
into! Extended offering  
high quality furnishing,  
with further opportunity  
to extend further (STPP).



## Ground Floor

### Hallway

### Downstairs WC

### Reception Room

16'0 x 11'10 (4.88m x 3.61m)

### Dining Room

14'1 x 10'10 (4.29m x 3.30m)

### Kitchen/Diner

26'1 x 18'8 (7.95m x 5.69m)

## First Floor

### Landing

### Bedroom 1

16'2 x 10'5 (4.93m x 3.18m)

### Bedroom 2

14'1 x 10'5 (4.29m x 3.18m)

### Bedroom 3

8'3 x 8'1 (2.51m x 2.46m)

### Bathroom

### Outside

### Driveway

### Porch

### Garage

18'7 x 7'9 (5.66m x 2.36m)

### Rear Garden

96'8 x 29'0 (29.46m x 8.84m)





## Georgia Road, CR7

Approximate Gross Internal Area  
(including Garage)  
167.8 sq m / 1699 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1220723)

EPC Rating: C

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