



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Auction Sale: Generous three bedroom semi-detached home with new and contemporary kitchen, two bathrooms, private garden and off-street parking.

SILVERLEIGH ROAD, CR7

STARTING BIDS FROM £495,000

This beautifully presented three bedroom property has been renovated throughout and includes a brand new, modern kitchen, underfloor heating and off-street parking.

A bright entrance porch and main front door open onto a welcoming hallway with under floor heating that leads to the reception room and main living area. Double doors separate the lounge from a modern kitchen and dining space, ideal for entertaining.

The chef-inspired kitchen with high specification, integrated appliances includes a gas range/hob, microwave and conventional oven, full size fridge/freezer and exceptional cupboard space.

A conservatory, integrated utility room and shower room can also be found on the ground floor. Two well-appointed larger bedrooms on the first floor offer built-in storage and plenty of natural light alongside a slightly smaller third room and family bathroom.

A private off-street parking space is available right outside the property and the enclosed rear garden provides a peaceful retreat with ample space to relax as an alternative to one of the nearby parks.

Norbury and Thornton Heath Train Stations offer fast connections to London Bridge and Victoria and the property is also served by multiple bus routes.

For Sale By Auction

Freehold & Chain Free

Viewings Highly Recommended

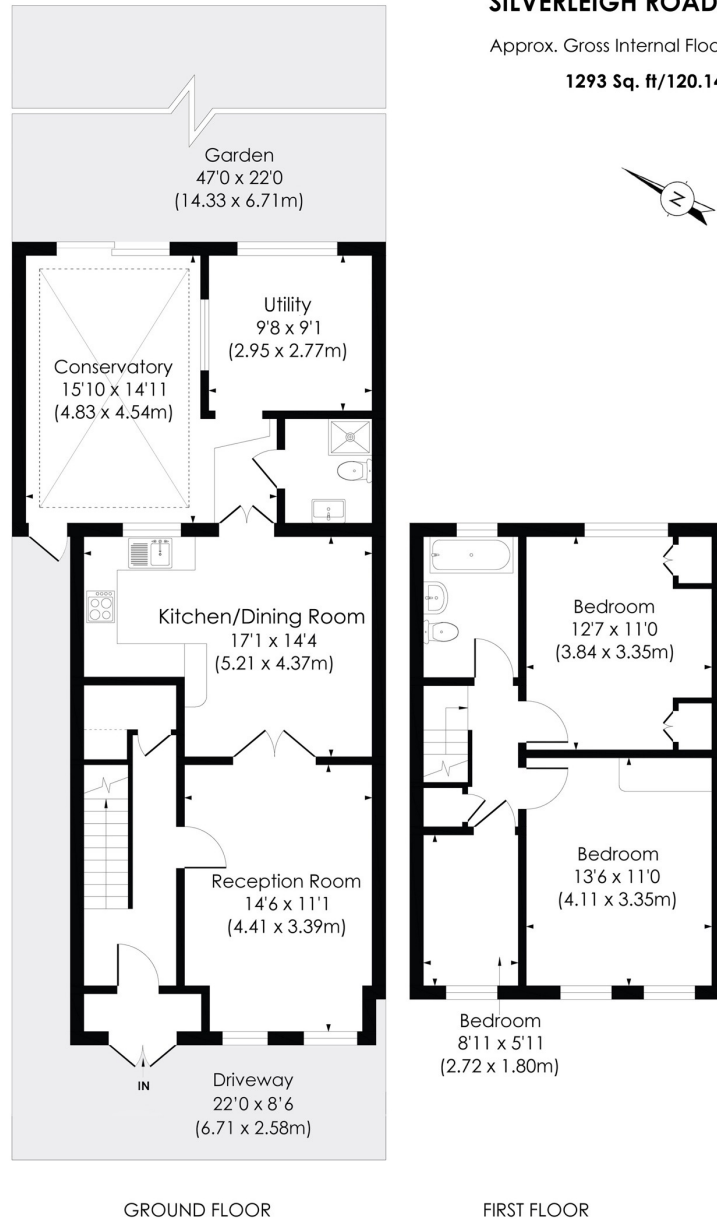




SILVERLEIGH ROAD, CR7

Approx. Gross Internal Floor Area

1293 Sq. ft/120.14 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Silverleigh Road, CR7

- Freehold & Chain Free
- High Specification Contemporary Kitchen
- Two Double Bedrooms & One Single Bedroom
- Conservatory, Utility Room & Additional Shower Room
- Generous Reception with Partition Doors to Kitchen/Dining
- Large Private Rear Garden
- Underfloor Heating
- Off-Street Parking



1293 sq ft | Council tax band: D | EPC rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		85
(69–80) C		
(55–68) D	60	
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Approx Gross Internal Area
1293 sq ft / 120.14 sq m

Garden Area
1034 sq ft / 96.15 sq m

Total Area
2327 sq ft / 216.29 sq m



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