



## Beverstone Road

£450,000

Welcome to Beverstone Road, Thornton Heath - a charming location that could be the perfect setting for your new home! This delightful home boasts 2 reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind. The stained glass front door adds character and charm to the property, giving it a unique and inviting feel.

The property features a gorgeous kitchen/diner, ensuring that you can enjoy a touch of luxury in your daily routine, plus a further front reception room.

Step outside into the pretty garden, where you can escape the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this house your home - come and explore all that Beverstone Road has to offer!

Gated pedestrian access to the rear.

EPC Rating TBA

Council tax band C

# Beverstone Road

Entrance

Galley aspect



Reception 1 13'5" x 10'9" (4.1 x 3.3)

Kitchen



Reception 2 12'5" x 11'1" (3.8 x 3.4)

Kitchen diner 15'8" x 10'9" (4.8 x 3.3)



# Beverstone Road

**Kitchen diner alt aspect**



**Bedroom 3 7'10" x 5'2" (2.4 x 1.6)**



**Bedroom 1 13'5" x 11'1" (4.1 x 3.4)**



**Bathroom 6'2" x 5'10" (1.9 x 1.8)**



**Bedroom 2 12'5" x 11'1" (3.8 x 3.4)**



**Garden 50'10" x 16'4" (15.5 x 5)**

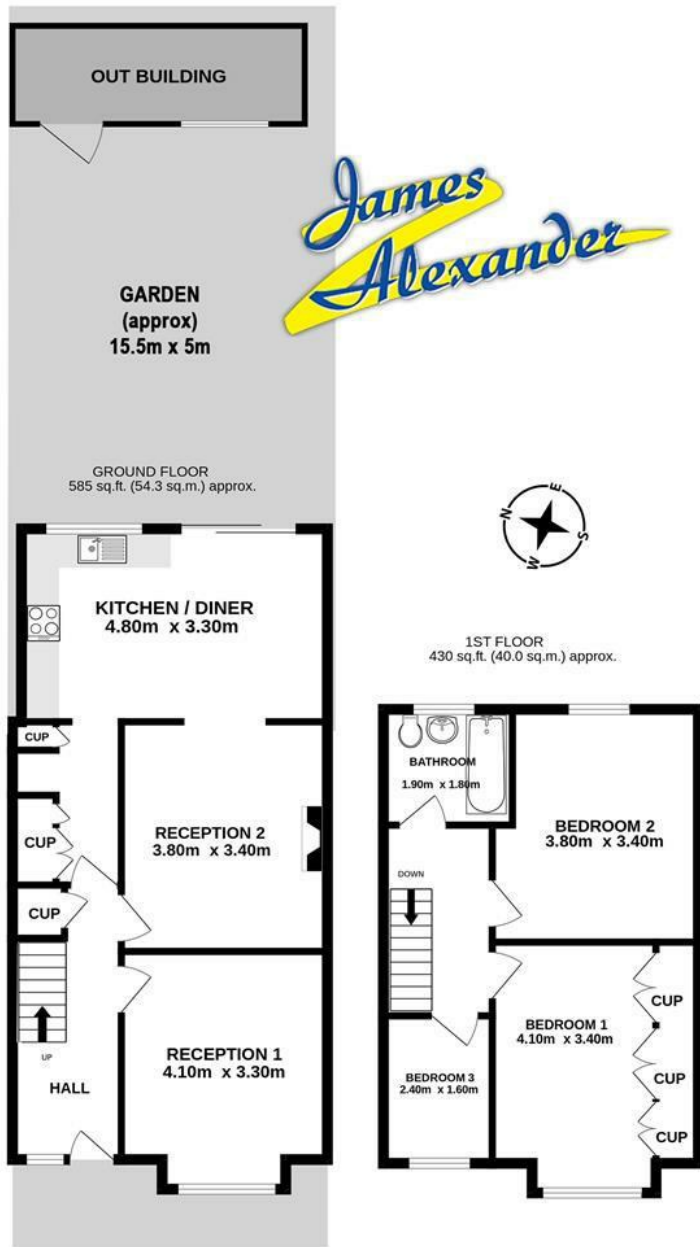


## *Beverstone Road*

### **Rear elevation**



### **Buyers Guide**



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

