



Warwick Road

£500,000

Welcome to this charming property located on Warwick Road in Thornton Heath. This delightful house boasts three bedrooms, ideal for a growing family or those in need of extra space. With two reception rooms, there is plenty of room for entertaining guests or simply relaxing with loved ones.

Situated in a convenient location, this property offers easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a well-connected home. The inclusion of a garage en-bloc provides valuable parking or storage space, adding to the practicality of this residence.

Although this property requires modernisation, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. With its spacious layout and great potential, this house is just waiting for someone to transform it into a beautiful and comfortable living space. Offered chain free.

EPC Rating: TBA

Council tax band D

Warwick Road

Entrance

Kitchen 15'1" x 8'6" (4.60 x 2.60)



Reception 1 18'0" x 12'1" (5.50 x 3.70)

Bedroom 1 18'0" x 12'1" (5.50 x 3.70)



Reception 2 15'1" x 12'1" (4.60 x 3.70)

Bedroom 2 15'1" x 12'1" (4.60 x 3.70)



Warwick Road

Bedroom 3 11'1" x 6'6" (3.4 x 2.00)



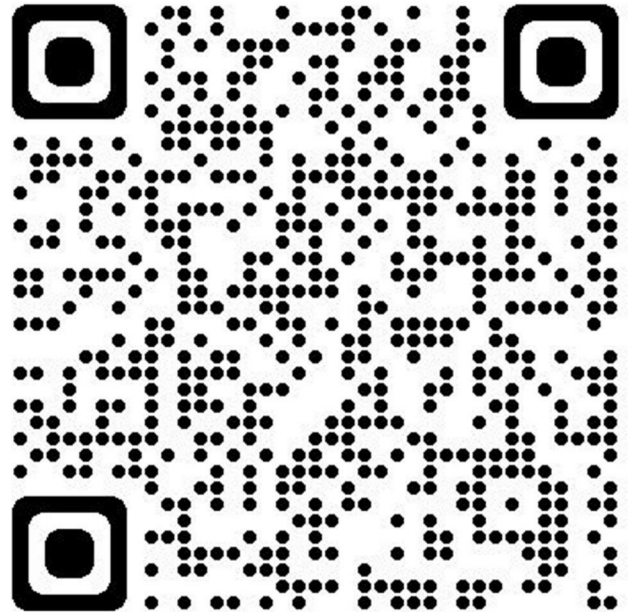
Rear of property



Bathroom 10'5" x 8'6" (3.200 x 2.60)



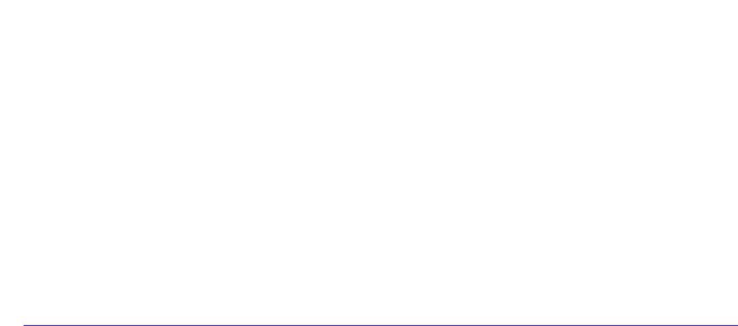
Buyers Guide



Garden 44'3" x 20'0" (13.5 x 6.1)



Outside store and WC (Garage is en bloc)





TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

