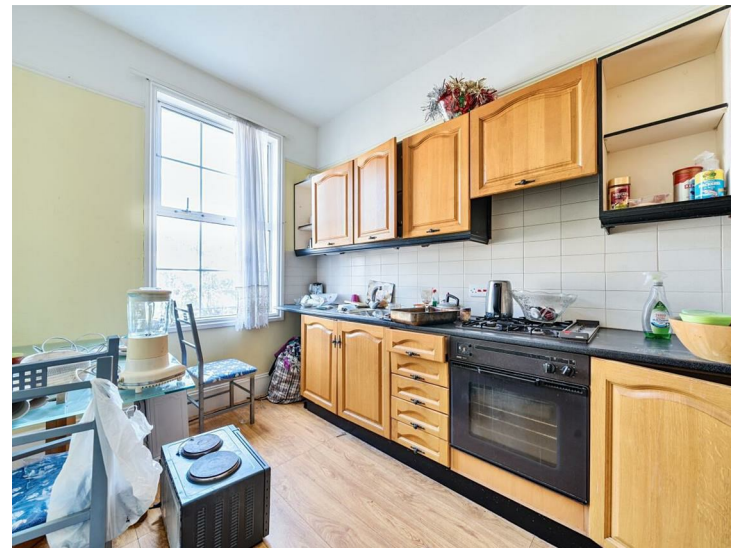


Liverpool Road, Thornton Heath, CR7 8LS



## House - End Terrace

- Fantastic Opportunity offering 2,200 sq ft of Accommodation
- Five Bedrooms & Two/Three Reception Rooms
- Three Bathrooms
- Tree Lined Side Road
- Thornton Heath BR/Overground Station Serves The Area
- Currently Two Flats Without Building Regulations/Consent
- Two Kitchens
- The Property Does Require Modernisation Throughout
- Character End Of Terrace House
- No Onward Chain



# Liverpool Road, Thornton Heath, CR7 8LS

This property is being sold by order of the solicitors as deputy to the vendor and they have very limited knowledge of the property, the buyer is to rely upon their own enquiries. Suitable for CASH buyers only and may be of interest to investors or developers. This substantial 2200 sq ft property is in need of total modernisation throughout and must be seen to appreciate its size. The property offers a wealth of opportunity and potential for the discerning buyer. Many character features, including ceiling roses, high ceilings and character fire places. Currently arranged as two self-contained flats, without the benefit of building regulations or formal consent. Each flat is registered with Croydon Council for individual council tax (Bands d and C) The property offers flexible accommodation and would also make an exceptional family home after modernisation. As a single dwelling, the property could comprise of five generous bedrooms, two reception rooms, a study, two kitchens, and three family bathrooms. Requiring full modernisation throughout, this home presents a blank canvas to create your ideal living space. Located just moments from Thornton Heath High Street where residents will enjoy the area's vibrant mix of shops, cafes, and excellent transport links via Thornton Heath BR Station. The property is vacant and chain-free, and we hold keys for convenient viewings. Early inspection recommended to fully appreciate the scope and potential. WE HAVE NOT BEEN MADE AWARE OF ANY MATERIAL INFORMATION OTHER THAN A PARTY WALL NOTICE SERVICE ON 9TH NOVEMBER 2023.

Tenure : Freehold

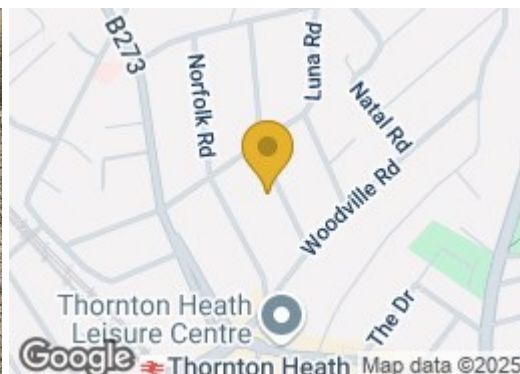
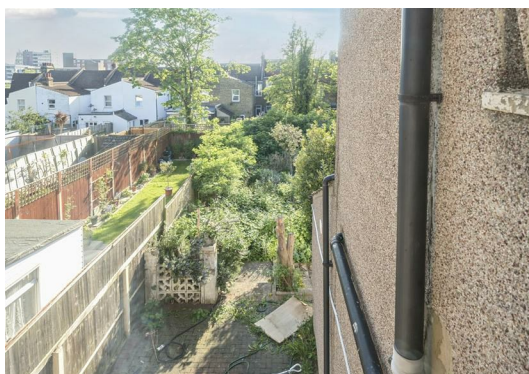
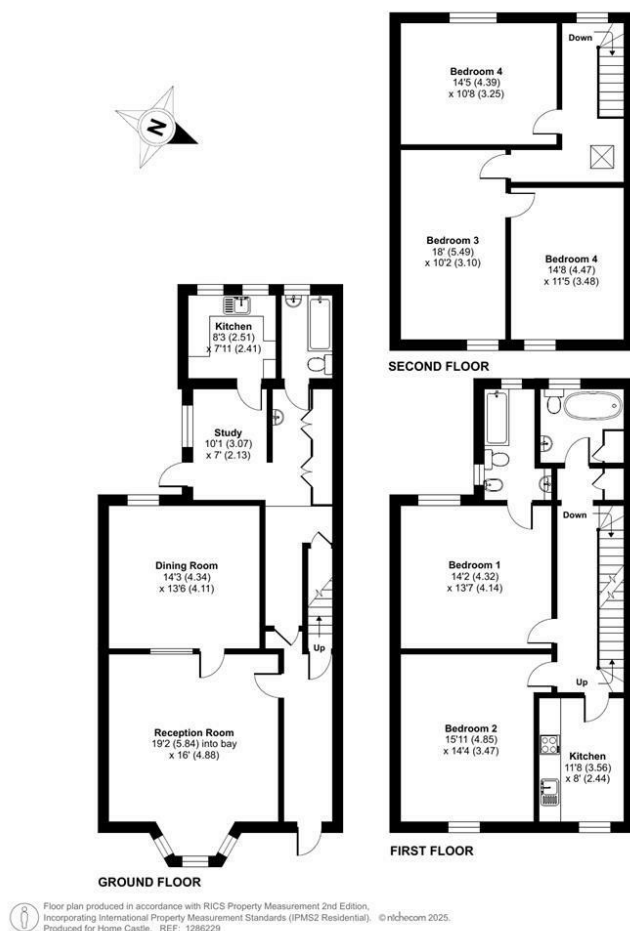
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

## Liverpool Road, Thornton Heath, CR7

Approximate Area = 2262 sq ft / 210.1 sq m

For identification only - Not to scale



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.