



Manchester Road, Thornton Heath
£600,000



14 Manchester Road

Thornton Heath

Offering a combination of size, flexibility and lifestyle that is increasingly difficult to find at this price point a rarely available five-bedroom end-of-terrace family home extending to over 2,000 sq ft, offering exceptionally versatile accommodation across three floors together with a substantial private garden, detached garden studio and side access.

Beautifully presented throughout, the property offers the scale and flexibility increasingly sought by modern families, whether for multi-generational living, dedicated home-working space or simply room to grow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Five well-proportioned bedrooms
- Over 2,000 sq ft of versatile accommodation arranged across three spacious floors
- Impressive detached garden studio, ideal as a home office, gym, cinema room, creative space or teenage retreat
- Generous kitchen/breakfast room with direct access to the landscaped rear garden
- Practical side access
- Stunning & stylish finish throughout
- Close to a selection of highly regarded schools, making this an outstanding choice for families seeking more space without leaving London behind





Entrance hall

Reception Room

Dimensions: 11' 5" x 15' 7" (3.48m x 4.75m).

Studio

Dimensions: 11' 7" x 14' 5" (3.53m x 4.39m).

Bedroom 1

Dimensions: 11' 6" x 12' 7" (3.51m x 3.84m) 11' 6" x 12' 7" (3.51m x 3.84m).

Bedroom 2

Dimensions: 11' 6" x 12' 6" (3.51m x 3.81m).

Bathroom

Dimensions: 6' 0" x 7' 11" (1.83m x 2.41m).

Bedroom 3

Dimensions: 7' 11" x 12' 8" (2.41m x 3.86m).

Eve Storage

Dimensions: 1' 5" x 12' 8" (0.43m x 3.86m).

Bedroom 4

Dimensions: 10' 4" x 11' 3" (3.15m x 3.43m).

Shower Room

Dimensions: 6' 0" x 6' 3" (1.83m x 1.91m).

Bedroom 5

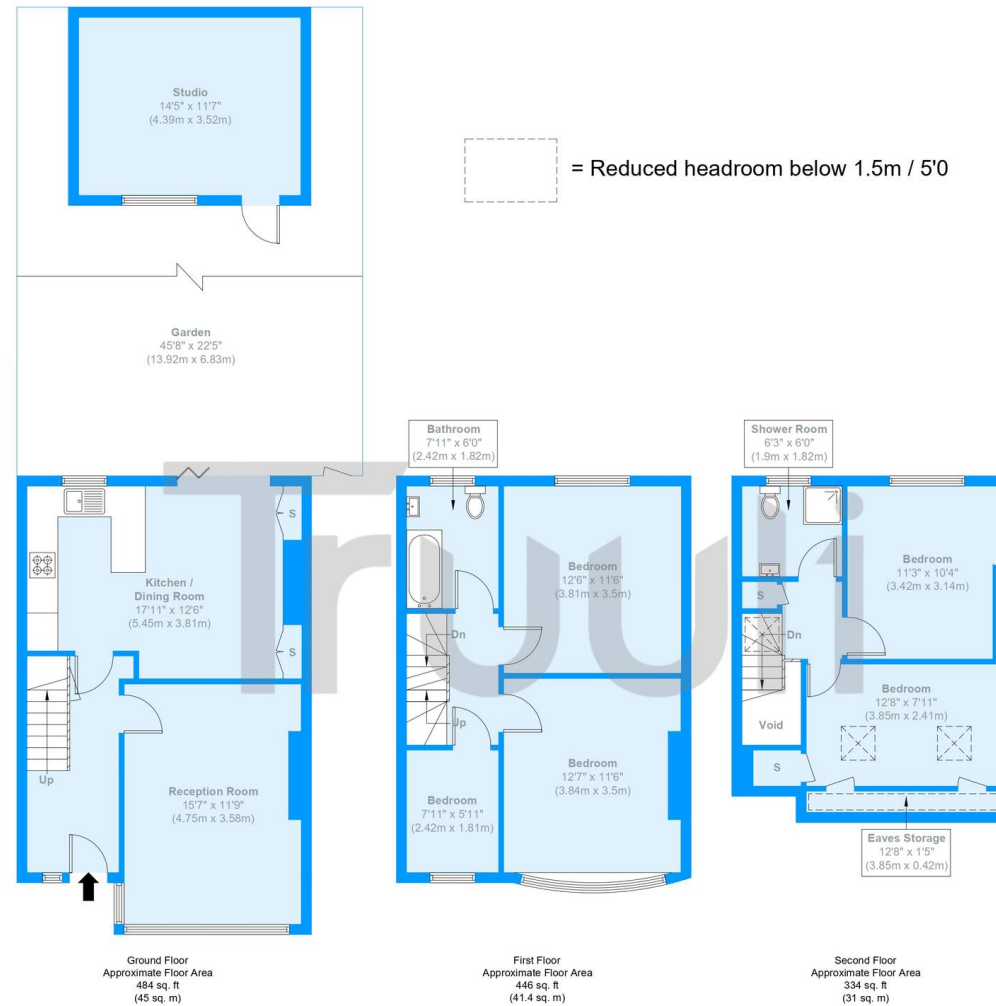
Dimensions: 5' 11" x 7' 11" (1.80m x 2.41m).

Garden

Dimensions: 22' 5" x 45' 8" (6.83m x 13.92m).



Manchester Road



Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft

Restricted head height / Eaves Storage = 1.7 sq m / 18 sq ft

Studio = 15.5 sq m / 167 sq ft

Total = 134.6 sq m / 1449 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

03300430002

hello@truuli.co.uk

truuli.co.uk/

