

FOR SALE



Spa Hill, Thornton Heath, SE19

GUIDE PRICE £385,000 Freehold

 **2**

 **1**


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Property Description

This beautifully presented mid-terrace home offers spacious and well-proportioned accommodation, ideal for modern living. Upon entering, you are welcomed into a generous lounge that provides a comfortable and inviting space to relax, entertain guests, or enjoy family evenings. The separate kitchen and dining area is thoughtfully laid out, offering ample room for cooking, dining, and socialising, making it the heart of the home for everyday living and special occasions alike.

To the rear, the property benefits from a utility room and a sunroom, which leads to a private garden and provides a peaceful outdoor retreat. Whether you're unwinding after a long day, hosting friends for a summer barbecue, or spending quality time with family, this outdoor space is both practical and enjoyable. Upstairs, you will find two bedrooms and a family bathroom.

The home is superbly located, with excellent transport links close by, ensuring easy access to surrounding areas and commuter routes. A short walk brings you to a range of local shops, amenities, and services, adding to the property's everyday convenience. Combining comfortable living spaces with a highly accessible location, this home presents an excellent opportunity for families, professionals, or investors alike.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor

Approximate total area^m
791 ft²
73.5 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

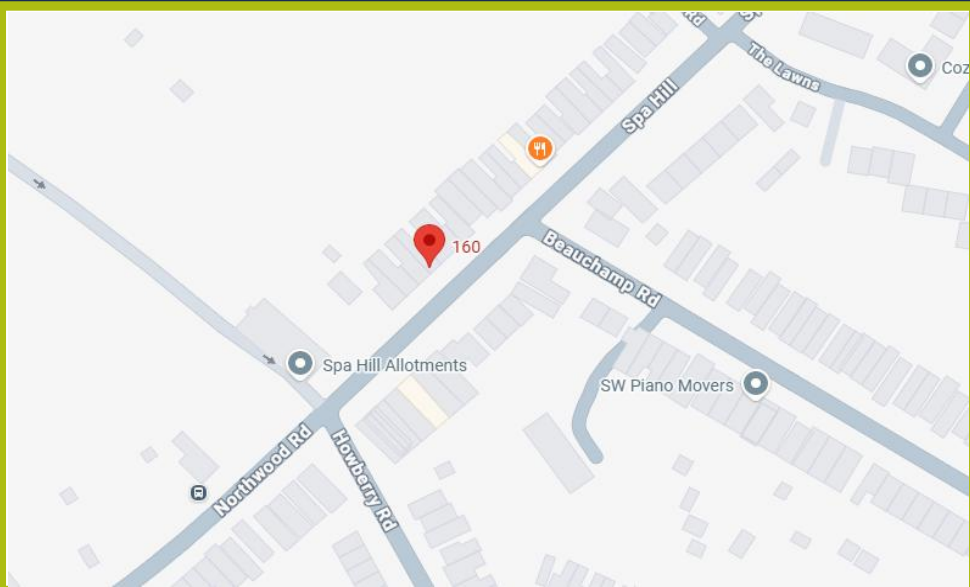


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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