

Georgia Road, Thornton Heath

Guide Price **£675,000**







Georgia Road

Thornton Heath

Spacious four-bedroom, two-bath home in sought-after Americas Estate. Features off-street parking, large rear garden, great schools, transport links, and is chain-free and move-in ready.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four well-proportioned bedrooms - flexible space for family living, home working, or guests
- Two bathrooms - practical for busy households and morning routines
- Generous living accommodation - well-designed rooms ready to move straight into
- Off-street parking - everyday convenience and strong kerb appeal
- Chain-free and move-in ready - a rare opportunity not to be missed
- Sought-after Americas Estate location - a neighbourhood in consistent demand







Front Garden
27' 2" x 18' 3" (8.28m x 5.56m)

Reception Room
14' 11" x 12' 2" (4.55m x 3.71m)

Dining Area
13' 3" x 11' 3" (4.04m x 3.43m)

Kitchen / Breakfast Room
26' 5" x 11' 6" (8.05m x 3.51m)

Shower Room
6' 10" x 4' 8" (2.08m x 1.42m)

Bedroom 1
13' 1" x 6' 10" (3.99m x 2.08m)

WC
6' 8" x 6' 4" (2.03m x 1.93m)

Small Shed
5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom 2
13' 4" x 11' 1" (4.06m x 3.38m)

Bedroom 3
13' 1" x 7' 7" (3.99m x 2.31m)

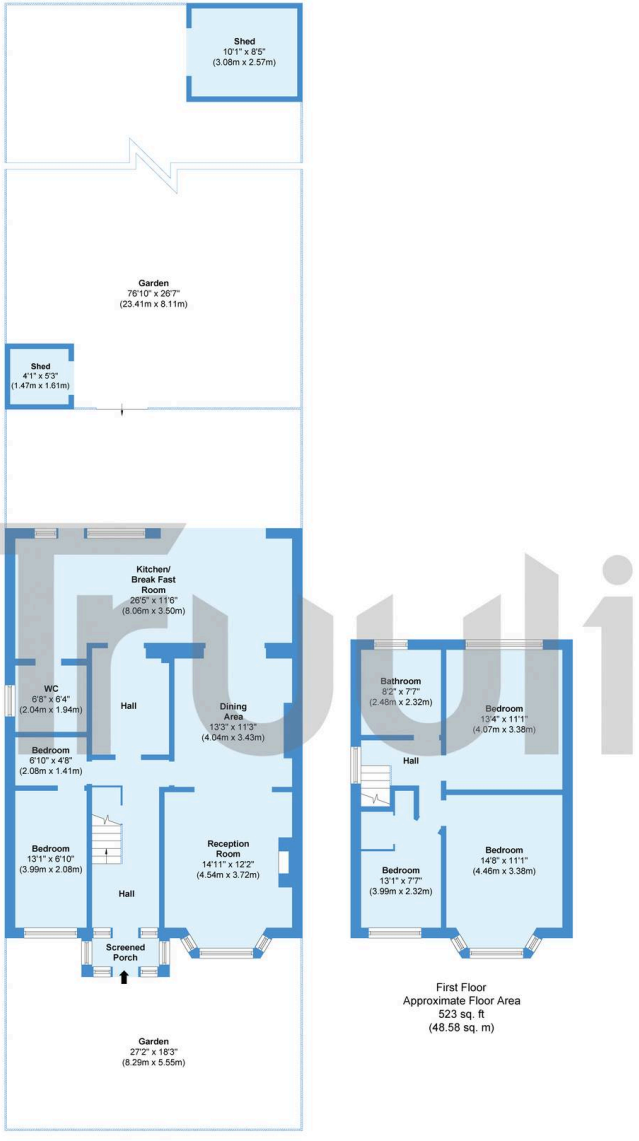
Bedroom 4
14' 8" x 11' 1" (4.47m x 3.38m)

Large Shed
10' 1" x 8' 5" (3.07m x 2.57m)

Rear Garden
76' 10" x 26' 7" (23.42m x 8.10m)

Bathroom
8' 2" x 7' 7" (2.49m x 2.31m)

Georgia Road, CR7



Ground Floor
Approximate Floor Area
1019 sq. ft
(94.71 sq. m)

First Floor
Approximate Floor Area
523 sq. ft
(48.58 sq. m)

Approximate Gross Internal Area = 153.97 sq m / 1657 sq ft
(Including Sheds)
Sheds = 10.66 sq m / 115 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. 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 fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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

03300430002

hello@truuli.co.uk

truuli.co.uk/