



Betchworth Road, IG3 9JH

£500,000



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# Betchworth Road

, IG3 9JH

- EPC - D
- TWO SHOWER ROOMS
- GREAT LOCATION FOR YOUNG FAMILIES
- POTENTIAL FOR EXTENSIONS STPP
- GAS CENTRAL HEATING
- THREE BEDROOM HOUSE
- TWO RECEPTION ROOMS
- SCHOOLS, TRANSPORT AND LOCAL AMENITIES
- DOUBLE GLAZED WINDOWS

Nestled on the desirable Betchworth Road, this charming three-bedroom house offers a perfect blend of comfort and potential. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The ground floor features a convenient shower room, while the first floor boasts a well-appointed bathroom, catering to the needs of a modern family.

The house is set in a great location, making it an excellent choice for families seeking proximity to reputable schools and local amenities. The potential for off-street parking, along with the opportunity for a rear extension and loft conversion, subject to planning permission, adds to the appeal of this property, allowing you to tailor it to your specific needs.

This home is not just a place to live; it is a canvas for your future aspirations. Whether you are looking to settle down or invest, this property on Betchworth Road presents a wonderful opportunity to create a space that truly reflects your lifestyle. Don't miss the chance to make this house your home.



## ENTRANCE PORCH

## RECEPTION ONE

13'3" into bay x 12'3" (4.06m into bay x 3.75m)

## RECEPTION TWO

13'4" x 10'2" (4.07m x 3.12m)

## KITCHEN

8'0" x 7'0" (2.45m x 2.15m)

## LEAN-TO

14'2" x 5'10" (4.32m x 1.78m)

## GROUND FLOOR SHOWER ROOM

7'5" x 3'5" (2.28m x 1.05m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

13'4" into bay x 10'7" (4.07m into bay x 3.23m)

## BEDROOM TWO

13'3" x 9'9" (4.04m x 2.99m)

## BEDROOM THREE

7'10" x 6'9" (2.39m x 2.07m)



FIRST FLOOR SHOWER ROOM  
8'1" x 7'6" (2.48m x 2.30m)

EXTERIOR

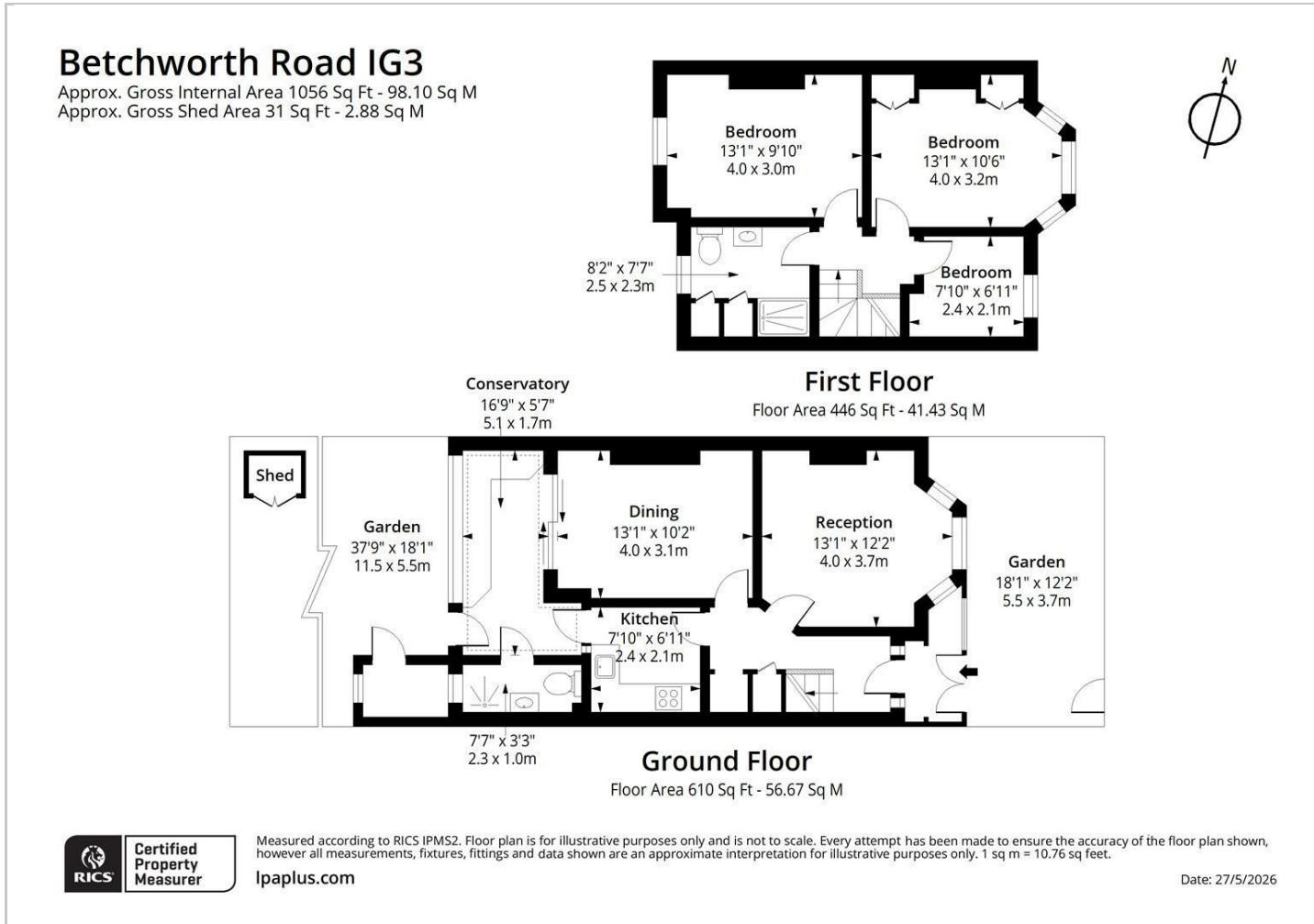
AGENTS NOTE

Directions

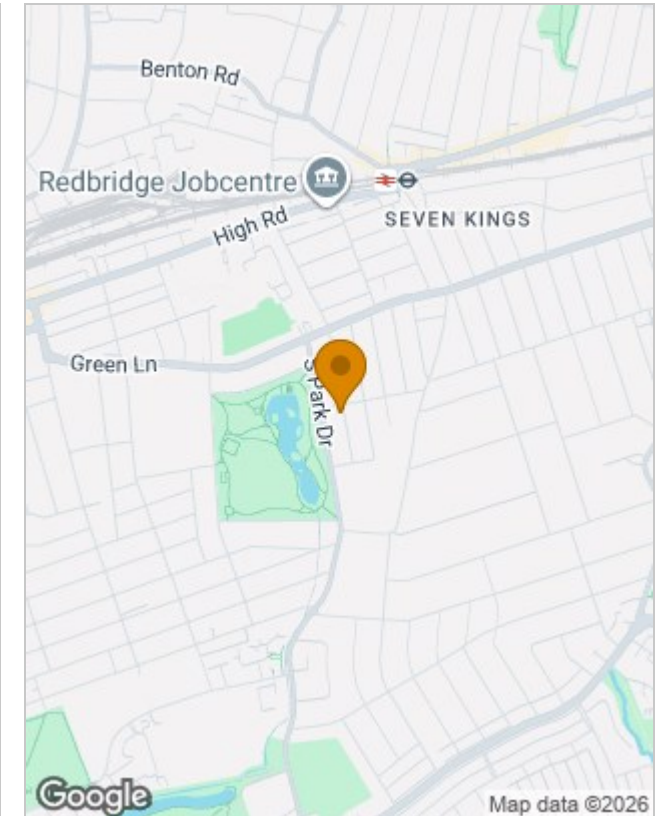




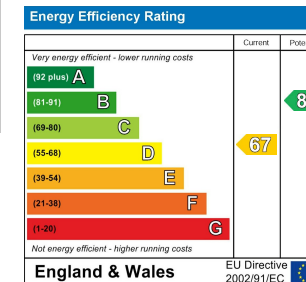
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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