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Kenley Gardens, Thornton Heath, CR7 7DD

Guide Price £450,000 to £475,000

Property Images



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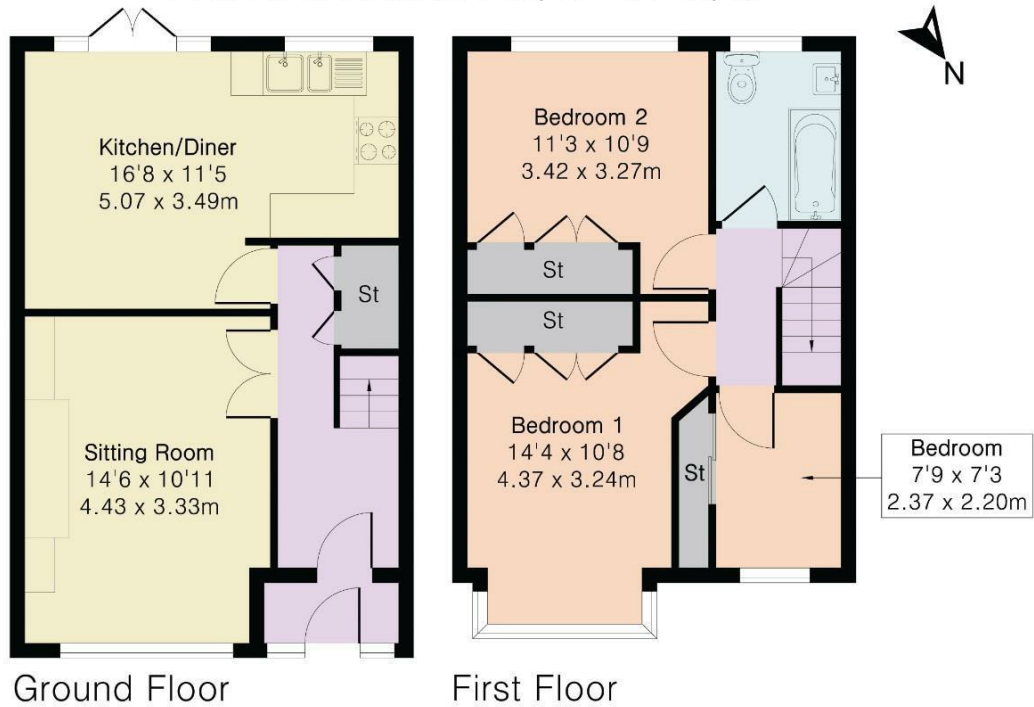
Property Images



Approximate Gross Internal Area 837 sq ft - 78 sq m

Ground Floor Area 438 sq ft – 41 sq m

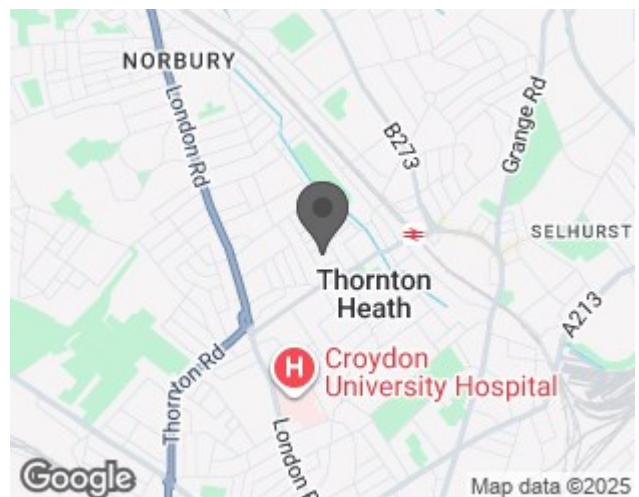
First Floor Area 399 sq ft – 37 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

CHAIN-FREE

GUIDE PRICE - £450,000 to £475,000

This terraced house situated in Kenley Gardens offers approximately 837sqft of living spaces consisting of an open-plan kitchen/diner, a separate reception, two double bedrooms, a single bedroom, a family bathroom, a front garden and a back garden. The property also benefits from ample storage.

The property is ideally located on a quiet residential road in the heart of Thornton Heath and the local area offers close proximity to shops, restaurants, amenities, school, transport links, parks and green spaces.

Features

• Guide Price £450,000 to £475,000 • CHAIN-FREE • FREEHOLD • Ideal location and Quiet Residential Road • Three-Bedrooms • Front and Back Garden • Separate Living Room and Open Plan Kitchen/Dining Room • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

EPC: TBC

COUNCIL TAX BAND: D

TENURE: FREEHOLD

CHAIN-FREE

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Ideally located in proximity of four stations and being situated off the South Circular (A205) this property is in prime position for the commuter, first time buyer or a buy to let investor.

The property is located in proximity of Thornton Heath station which benefits from Southern Trains offering direct services into London Bridge and London Victoria. Travel times are as follows:

London Victoria – 26 minutes

London Bridge – 30 minutes

The local area also benefits from a substantial amount of bus service offering access to London and surrounding areas.

There are many schools locally including:

Winterbourne Junior Girls, Boys Academy and Infants

Whitehorse Manor Infant And Junior Schools

Beulah Infants School

In terms of shops, restaurants and amenities you have many eateries locally including the Shakti Paan & Food, Dessert and Brew, La Terrazza, Helvadere and The Shirley Café/Meze. There are an abundance of shops and local supermarkets also to service everyday needs.

Local Parks and Green Spaces include Grangewood Park, Thornton Heath Recreation Ground and the Substantial Mitcham Common/Bidders Pond Area.

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: TBC