

160 Frant Road, Thornton Heath, Croydon, Surrey, CR7



4 Bedroomed Extended Terraced House

£349,950 (Offers in the Region of)



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Features

- Four Bedrooms
- Three Living Rooms
- Traditional Mid Terraced
- Overlooking Sports Ground
- Train Station within ½ mile
- 10 Minutes Drive to Croydon Town Centre
- Off Street Parking

Property Overview

We are delighted to offer for sale this mid-terraced family home which benefits from ample living space. The property has been substantially extended with practicality in mind.

On the ground floor, the property consists of a large lounge to the front elevation, a separate dining room and a further living room to the rear elevation which is currently being used as a gym.

To the first floor are four good sized bedrooms, a bathroom and separate storage area. The property benefits from an enclosed rear garden which is mostly lawned and has a small decking area.

Entrance Hall

Access to the entrance hall via a covered porch.

The entrance hall has an 'open feel' to it as you walk through the hallway on laminate wooden floors with ceiling spotlights overhead, and through to the kitchen area. Leading off the hallway is stair access to the first floor, under stairs storage, as well as the front living room to your right which is access via a set of glass panelled double doors.

Front Living Room (28'4" x 12'6" 8.64m x 3.81m)

The living room benefits from natural light leading in from the front bay windows (double glazed) and the double glazed door to the far end which leads out onto a side passage giving access to the rear garden. There are 3 gas fired radiators, coving to the ceiling and high wooden skirting boards.

Downstairs WC

Located underneath the stairs - access by double folding doors, contains a WC, wash hand basin and radiator

Kitchen (15' x 11'2" 4.57m x 3.40m)

The kitchen benefits from having a double gas oven, central food preparation island with granite effect worktop, a range of wall and base units, double glazed windows, chrome spot lights and door leading off to the external side passage. There is a stainless steel sink with drainer, space for fridge freezer and plumbing for washing machine / dishwasher.

Separate Dining Room (13'2" x 11'2" 4.01m x 3.40m)

This is a good size dining room which benefits from the continuation of laminate wooden flooring, ceiling spotlights, double glazed windows which let ample natural lighting into the room. Through the dining room extension is the third living space currently being used as a gym and could be used as a play area for children.

Play Area / Gym (11'8" x 11'2" 3.56m x 3.40m)

This separate living area could have many functions. It is currently being used as a Gym however; it can be quickly converted to a child's play area or even a downstairs study. The room benefits from having large double glazed windows and French double doors leading out to the garden area.

To the First Floor:

Master Bedroom (16'8" x 15'2" 5.08m x 4.62m)

This is the largest of the 4 bedrooms which spans the entire width of the property and therefore benefits from having 3 x double glazed windows to the front overlooking the recreational sports ground. The room benefits from a double radiator, cream coloured carpets, light coloured painted walls and built in wardrobes with sliding mirrored doors.

Bedroom Two (12'6" x 10'7" 3.81m x 3.23m)

Next to the master bedroom with double glazed window to the rear. Built in wardrobe, cream coloured carpets, neutrally decorated with wall plug sockets and light switch.

Bedroom Three (10'3" x 9'6" 3.12m x 2.90m)

Located to the rear of the property overlooking the garden. Laminate flooring, neutrally decorated with wall plug sockets and light switch.

Bedroom Four (8'3" x 7'8" 3.12m x 2.90m)

Currently being used as a home study room. The room features a double glazed window, double radiator, laminate flooring, neutrally decorated with wall plug sockets and light switch.

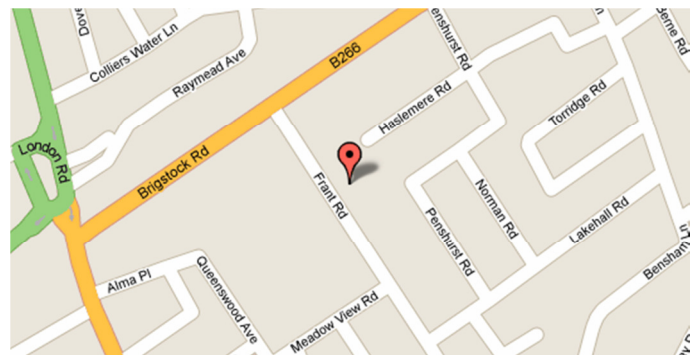
Bathroom

The bathroom benefits from a 3 piece white suite with a range of floor and wall mounted white bathroom cabinets, tiled flooring, an obscured glazed double window

Outside

Being close to local shops, only 10 minutes away from Croydon Town Centre and ½ mile to the Train Station, this property is well suited to a family in need of good commuter links and access to amenities. The property also overlooks the local sports ground which gives a feel of privacy as it is not overlooked by neighbours. Off Street Parking is available for 2 cars.

Location



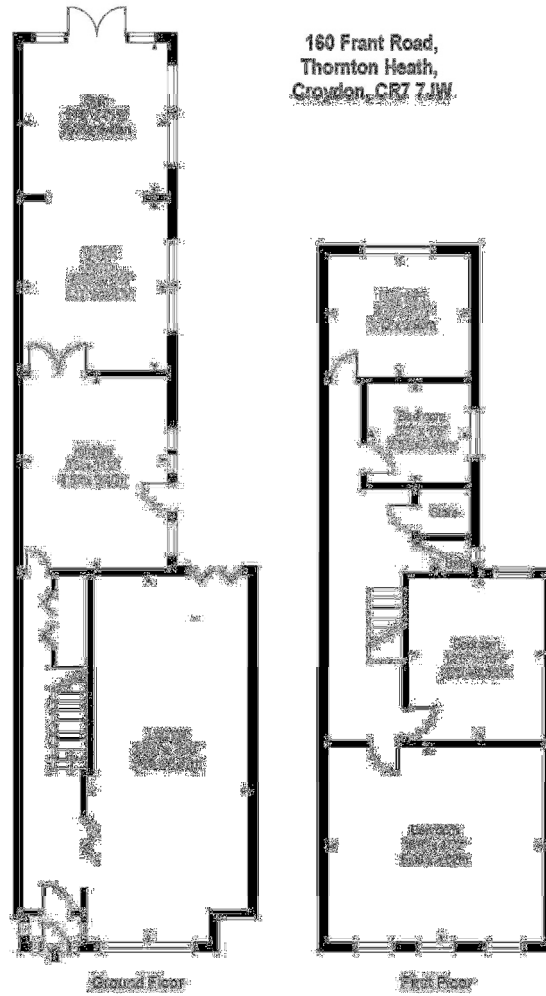
Tenure

Freehold

Viewing

Viewing strictly by appointment through Surf4aProperty.com on 0330 660 1021.

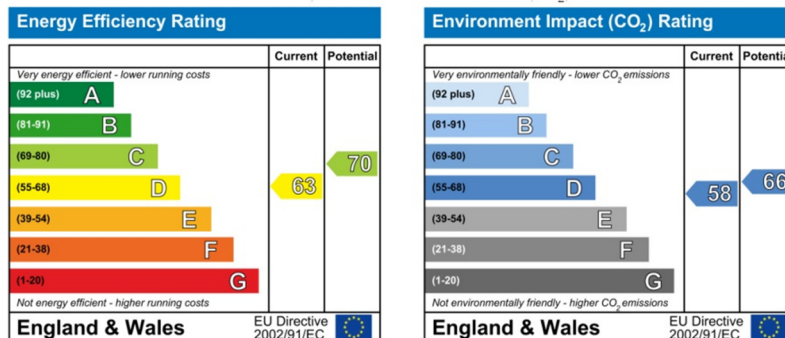
Floorplan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the vendor or his/her Selling Agent. Unauthorized reproduction is prohibited.

Floor plan by: www.virtual360.net

Energy Performance Certificate



General Details: Tenure - The vendor confirmed tenure to us verbally, we have not inspected the Deeds and interested parties should ask their legal advisor to check the tenure before signing a contract. Services Surf4aProperty.com have not tested the services and are unable to give any warranty regarding the condition or efficiency of the electrical, drainage, plumbing or heating installations. Fixtures & Fittings All items mentioned in the Sales Particulars are included in the sale, all others are excluded. Property Misdescriptions Act 1991. The Agent has not tested any apparatus equipment, fixtures, fittings or services, and does not verify that they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must not rely on the information. Neither has the Agency checked the legal documentation to verify legal status of the property. A buyer must not assume the information is correct, until it has been verified by their own solicitors. The measurements supplied are for general guidance only, and as such must not be relied upon. A buyer is advised to re-check the measurements before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. Misrepresentations Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.