

GE

GEORGE ELLIS

SALES



£385,000

Thornton Heath, London, CR7





## **TWO BEDROOM VICTORIAN TERRACED HOUSE**

This delightful two- bedroom Victorian terraced house is located on a quiet residential street just off of Thornton Heath high street.

The property comprises of two double bedrooms and two good sized reception rooms. There is a fully fitted modern kitchen with integrated appliances and separate fully tiled bathroom and WC all located on the ground floor. The rear garden is perfect for family life and entertaining through the summer months.



The high street offers many local shops and restaurants and Croydon town centre is a short drive away providing you with a vast array of retail shops and eateries.

Thornton Heath train station is approximately 5 minutes' walk from the property providing easy access in to London Victoria.



## MEASUREMENTS

Dining room: 3.16m x 3.87m (10ft 4" x 12ft 7")

Lounge 1: 3.87m x 3.97m (12ft 7" x 13ft)

Kitchen: 3.87m x 3.53m (12ft 7" x 11ft 6")

Bedroom 1 (facing front): 3.85m x 3.30m (12ft 6" x 10ft 5")

Bedroom 2 (facing garden): 3.87m x 3.05m (12ft 7" x 10ft)

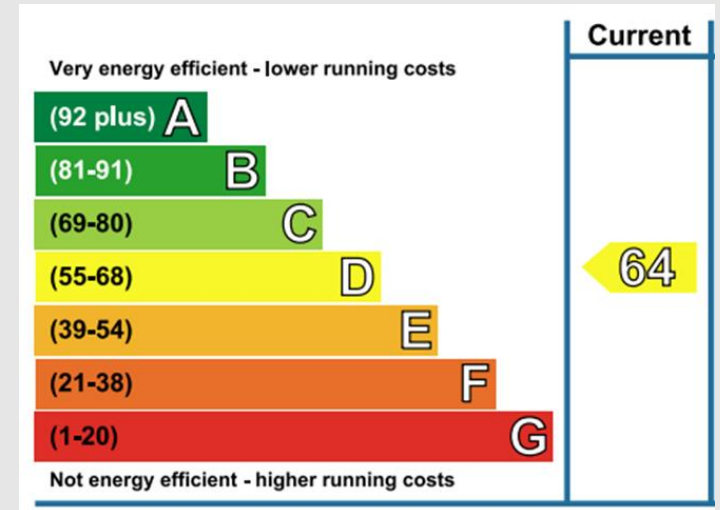
Garden: 30ft approximately

## DISCLAIMER:

The particulars described in this advert do not form any part of any offer or contract. Particulars are intended to give a fair description only. Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. George Ellis Property Services or the vendor accept no responsibility for any error they may contain, however caused. Any purchaser must satisfy her/himself by inspection or otherwise, as to their accuracy. Photographs may depict items which are not included in the sale. All measurements are appropriate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. Consult a solicitor on all aspects relating to property details and tenure. The matters referred in this brochure should be independently verified by prospective buyers.

Neither George Ellis Property Services nor its employees have any authority to make or give any representation or warranty regarding this property.

All Measurements are approximate and for illustrative purposes only. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



25 Gilsland Road  
Croydon, CR7 8RQ  
Telephone: 020 8778 9686  
Email: [info@georgeellis.london](mailto:info@georgeellis.london)  
[www.georgeellis.london](http://www.georgeellis.london)

Tenure: Freehold  
Sq Ft: 74m\*  
Local Authority: Croydon

\*Square footage is derived from EPC