

F R E E H O L D

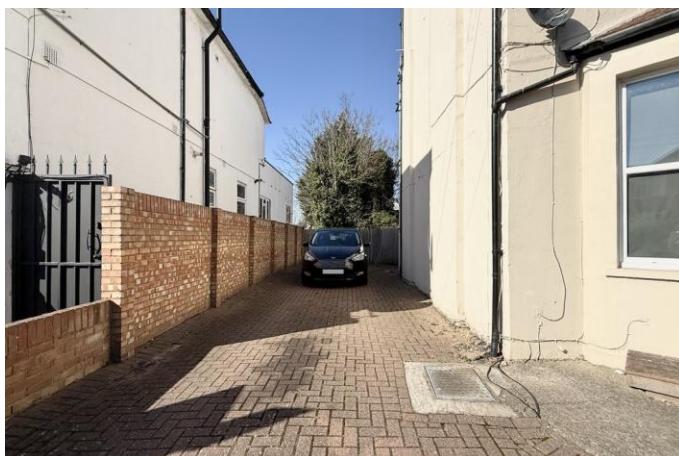


Block of 3 Flats and Plot of Land  
**FERNHAM ROAD,  
THORNTON HEATH,  
SURREY,  
CR7 8JD**

**£575,000**

**FEATURES**

Unbroken Freehold Semi Detached House  
Ground Floor 1 Bedroom Flat with Garden  
First Floor 1 Bedroom Flat  
Second Floor Studio Flat  
Land to Side with Extension potential STPP  
Land to Side with Development potential STPP  
Ideal Buy to Let or Development  
Council Tax Bands B / B / B  
EPC Ratings D / E / D  
No Onward Chain. View Now!



 3     2     2

## 2 Bedroom Block of 3 Flats and Plot of Land located in Thornton Heath

Unbroken Freehold Semi Detached House that has been converted into 3 Flats with Land to side which has potential for Development STPP. Situated conveniently for Thornton Heath Station and High Street, Tesco, Croydon University Hospital and Croydon Town Centre. Features; Ground Floor 1 Bedroom Flat with garden, First Floor 1 Bedroom Flat, Second Floor Studio Flat and Land to the side of the building with potential for either Extension or Development STPP. Council Tax Bands B. EPC Ratings D / E / D. No Onward Chain. View Now!

### GROUND FLOOR FLAT:

LOUNGE 14' 9" x 11' 8" (4.5m x 3.56m)

KITCHEN 11' 6" x 10' 1" (3.53m x 3.09m)

BATHROOM 8' 2" x 5' 7" (2.51m x 1.71m)

BEDROOM 12' 3" x 9' 7" (3.75m x 2.94m)

### REAR GARDEN

### FIRST FLOOR FLAT:

LOUNGE 15' 7" x 11' 0" (4.76m x 3.37m)

KITCHEN 11' 6" x 7' 1" (3.53m x 2.16m)

BATHROOM 7' 2" x 5' 4" (2.2m x 1.64m)

BEDROOM 13' 2" x 9' 8" (4.02m x 2.95m)

### SECOND FLOOR FLAT:

STUDIO ROOM 15' 10" x 10' 10" (4.84m x 3.32m)

KITCHEN 5' 11" x 4' 0" (1.82m x 1.23m)

BATHROOM 5' 11" x 5' 7" (1.82m x 1.72m)

LAND TO SIDE WITH A WIDTH OF 4M WIDENING TO 5.8M WITH POTENTIAL FOR EXTENSION OR DEVELOPMENT (STPP)

GROUND FLOOR FLAT TENANCY: Vacant. Current rental value is £1,500pcm.

FIRST FLOOR FLAT TENANCY: Let on AST at £1,305pcm (Current rental value is £1,375pcm)

SECOND FLOOR FLAT TENANCY: Let on an AST at £925pcm (Current rental value is £1,000pcm)



**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**



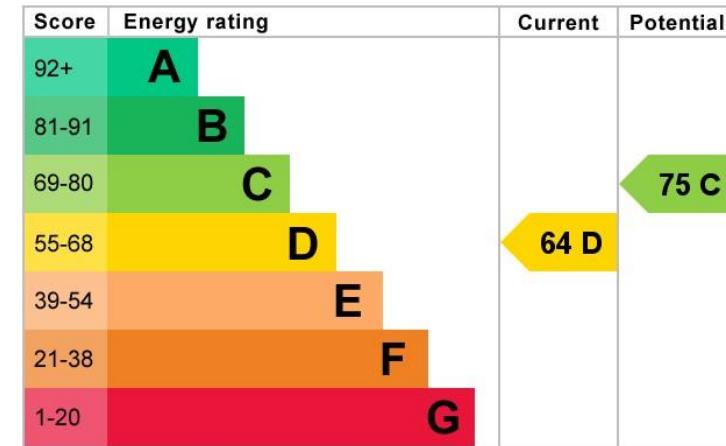
Contact Us On:

020 8653 3444

[southnorwood@bensonpartners.co.uk](mailto:southnorwood@bensonpartners.co.uk)

[www.bensonpartners.co.uk](http://www.bensonpartners.co.uk)

**Council Tax Band: B**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.