



3 Bed

House - Terraced
Silverleigh Road

£475,000

Freehold

- 3 bedrooms
- Large kitchen/diner
- UPVC double glazing
- Gas central heating system
- Conservatory
- Well kept garden
- Close to transport links
- Near local amenities
- Ideal family home
- Viewing highly recommended



Silverleigh Road Thornton Heath CR7 6DT

Situated on the charming Silverleigh Road in Thornton Heath, this well-presented terraced house offers a delightful blend of comfort and convenience. With three bedrooms and over 1,000 square feet of living space, this property is perfect for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by a welcoming entrance that leads into a bright reception room, providing a warm and inviting atmosphere for everyday living. The heart of the home is undoubtedly the spacious kitchen/diner, which boasts ample storage and workspace, making it an ideal setting for entertaining friends and family. Adjacent to the kitchen is a lovely conservatory that opens directly into the garden, offering a versatile space that can serve as a home office, playroom, or additional living area.

The first floor features two generously sized double bedrooms, both equipped with fitted wardrobes, ensuring plenty of storage for your belongings. Additionally, there is a well-proportioned study, perfect for those who work from home or require a quiet space for reading and reflection.

Conveniently located, the property is within easy reach of excellent transport links, with Thornton Heath Station just 1.1 miles away and Norbury Station a mere 1.3 miles from your doorstep. Local amenities are also close at hand, making this home an ideal choice for those seeking both comfort and accessibility. This property truly represents a wonderful opportunity to create lasting memories in a delightful setting.

Entrance porch

Hard wood front door.

Entrance hall

Radiator. Carpet as laid. Understairs cupboard.

Reception room

13'11 x 11'11

UPVC double glazed windows to front. Carpet as laid.

Kitchen/dining room

17'5 vx 11'8

Recess spotlights. UPVC double glazed windows to rear. Radiator. Range of wall and base units with worksurfaces over. Built-in oven, hob and extractor hood. Space for washing machine, tumble dryer and fridge/freezer. Laminate wood flooring. UPVC double glazed door to conservatory.

Conservatory

11'8 x 11'2

UPVC double glazed windows to side and rear. Radiator, Laminate wood flooring. UPVC double glazed door to garden.

Landing

Carpet as laid. Balustrade.

Bedroom one

12'0 x 11'8

UPVC double glazed windows to front. Radiator. Carpet and laid.

Bedroom two

11'7 x 10'10

UPVC double glazed window to rear. Fitted wardrobes. Carpet as laid.

Bedroom three

8'0 x 5'9

UPVC double glazed window to front. Radiator. Carpet as laid.

Bathroom

UPVC double glazed window to rear. Panelled bath with mixer tsp and shower attachment. Pedestal wash hand basin. Low level WC. Bidet. Heated towel rail. Vinyl flooring. Loft access.

Garden

64'6 x 18'6

Part decked area. Paved area. Lawn area. Mature shrubs and trees. Shed.

Tenure

We are advised by the vendor(s) that the tenure is Freehold".

Authority

London Borough of Croydon Band D £2599.91



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1



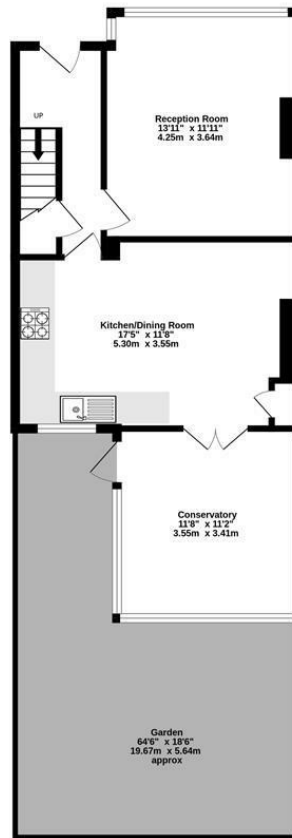
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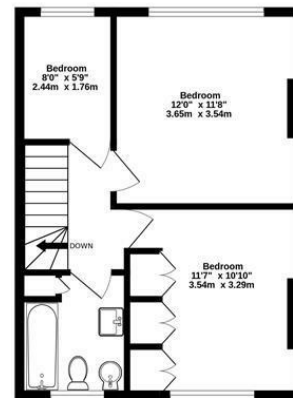
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Ground Floor



1st Floor



Silverleigh Road, Thornton Heath, CR7
 TOTAL FLOOR AREA: 1028sq.ft. (95.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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