



MARYLAND ROAD, CR7
£745,000 FREEHOLD

**SPACIOUS SEMI-DETACHED HOME WITH EXCEPTIONAL
POTENTIAL, LOCATED IN THORNTON HEATH.**

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DESCRIPTION

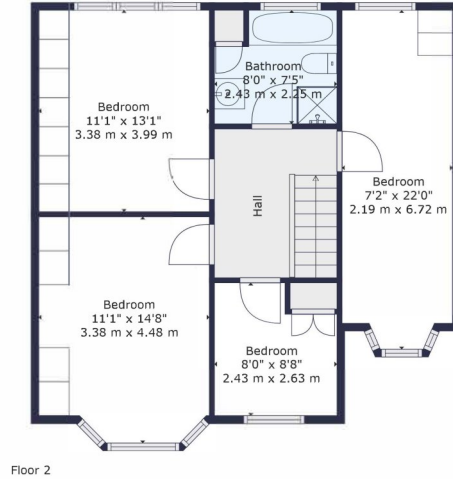
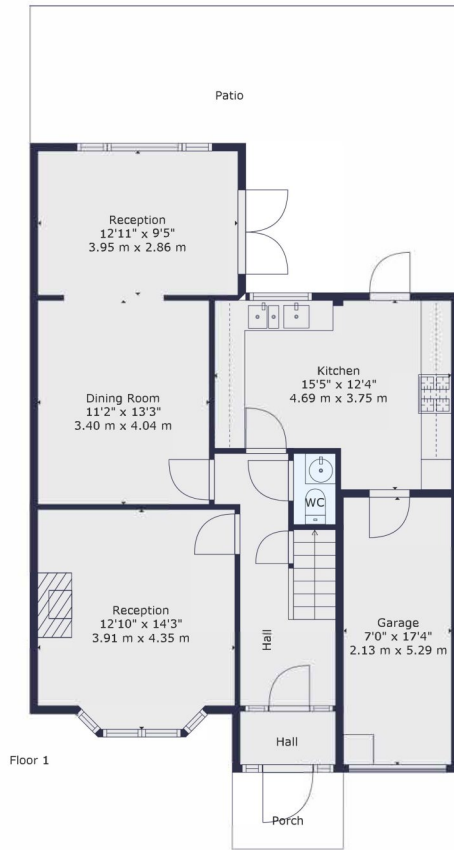
Situated on a serene residential road in Thornton Heath, this spacious semi-detached home presents an exciting refurbishment opportunity.

Upon entering, you are greeted by a generous entrance hall leading to two sizeable reception rooms and a dining room, each boasting large windows that invite ample natural light. The expansive kitchen at the rear of the property offers direct access to a private garden, ideal for outdoor entertaining or creating your personal green sanctuary. The ground floor also benefits from a downstairs WC and a garage, perfect for storage or conversion (subject to planning).

Upstairs, the property comprises four double bedrooms, all featuring large windows that enhance the sense of space and brightness. A family bathroom complete the accommodation.

Externally, the property features a substantial rear garden and off-street parking for multiple vehicles. While in need of modernisation, this home provides an exceptional canvas to reimagine contemporary family living.





TOTAL: 1446 sq. ft, 134 m²
 FLOOR 1: 764 sq. ft, 71 m², FLOOR 2: 682 sq. ft, 63 m²
 EXCLUDED AREAS: GARAGE: 122 sq. ft, 11 m², PORCH: 36 sq. ft, 3 m², GARDEN: 384 sq. ft, 36 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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