

Grange Road, Thornton Heath,

Asking Price: £275,000

Bairstow eves







A well-proportioned two-bedroom ground floor maisonette with its own private entrance, ideally situated on Grange Road, conveniently located adjacent to the popular Grangewood Park. Offered to the market with no onward chain.

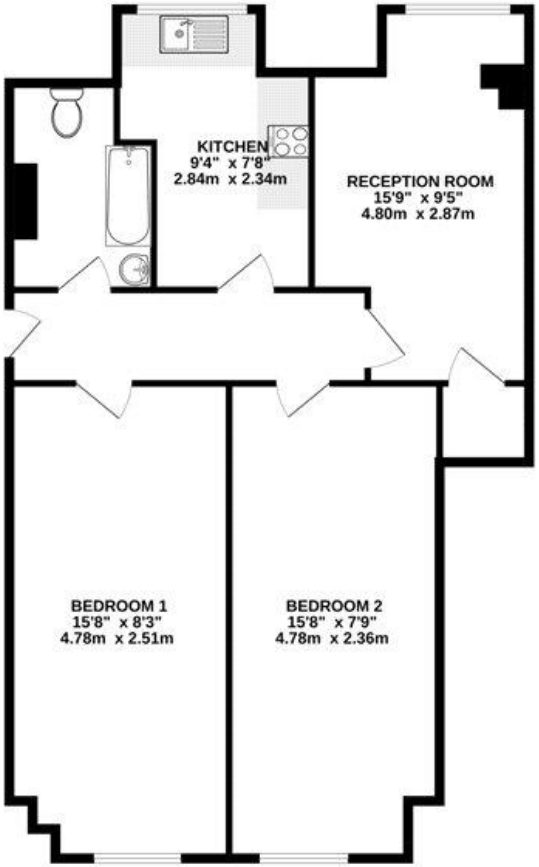
This appealing ground floor maisonette offers an excellent opportunity for first-time buyers, investors or those looking for a conveniently located home with excellent transport connections.

The property benefits from its own private front door, providing a sense of independence and privacy rarely associated with maisonette living. Internally, the accommodation comprises two good-sized bedrooms, a separate reception room and a well-proportioned kitchen, offering a practical layout with plenty of scope for a new owner to personalise and make their own.

The separate reception room provides a comfortable space for relaxing and entertaining, while both bedrooms offer good proportions and versatility for family members, guests or working from home.

One of the property’s standout features is its location, being situated directly

GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA : 571sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£544**

Years Left on Lease: **116**

Ground Rent: **£250**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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