



## Grove Road

**Offers over £450,000**

*Nestled in the sought-after Grove Estate of Thornton Heath, this mid-terrace house presents an excellent opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. Open plan reception room offers perfect space for entertaining guests or enjoying quiet evenings at home.*

*While the house requires modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this property into a contemporary haven is immense, making it an exciting prospect for those with a vision.*

*Additionally, the property benefits from a garage, providing convenient storage or parking options. With no onward chain, the process of acquiring this home is made simpler, allowing for a smoother transition into your new abode.*

*Something this property really boasts is the orientation of the garden. Facing South west the outside space benefits from hours of sun making this perfect for Summer entertaining and ideal for paddling pools and barbeques.*

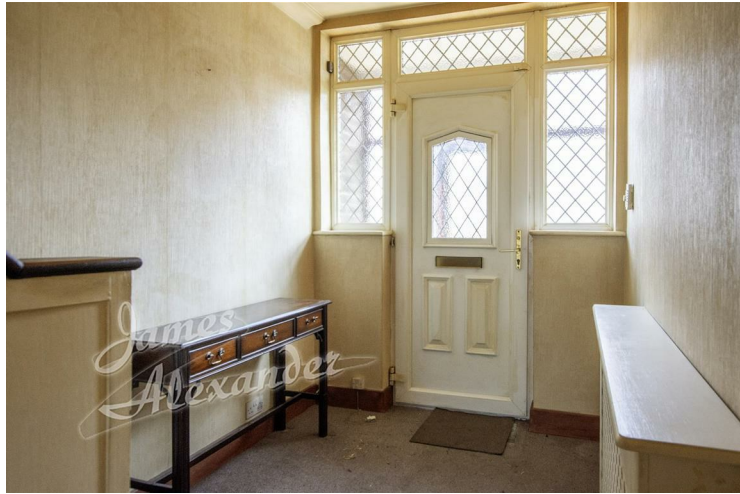
*Situated in a popular location, residents will enjoy easy access to local amenities, parks, and transport links, making it an ideal choice for those who value community and convenience. Don't miss the chance to make this property your own.*

Council tax band D  
EPC rating C

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Hall

Kitchen 9'10" x 7'2" (3.00 x 2.20)



Reception 28'2" x 12'5" (8.60 x 3.80)

Bedroom 1 14'9" x 11'9" (4.50 x 3.60)



Reception additional aspect

Bedroom 2 13'1" x 10'5" (4.00 x 3.20)



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Bedroom 3 8'10" x 6'10" (2.70 x 2.10)

Garden 45'11" x 20'4" (14 x 6.20)



Bathroom

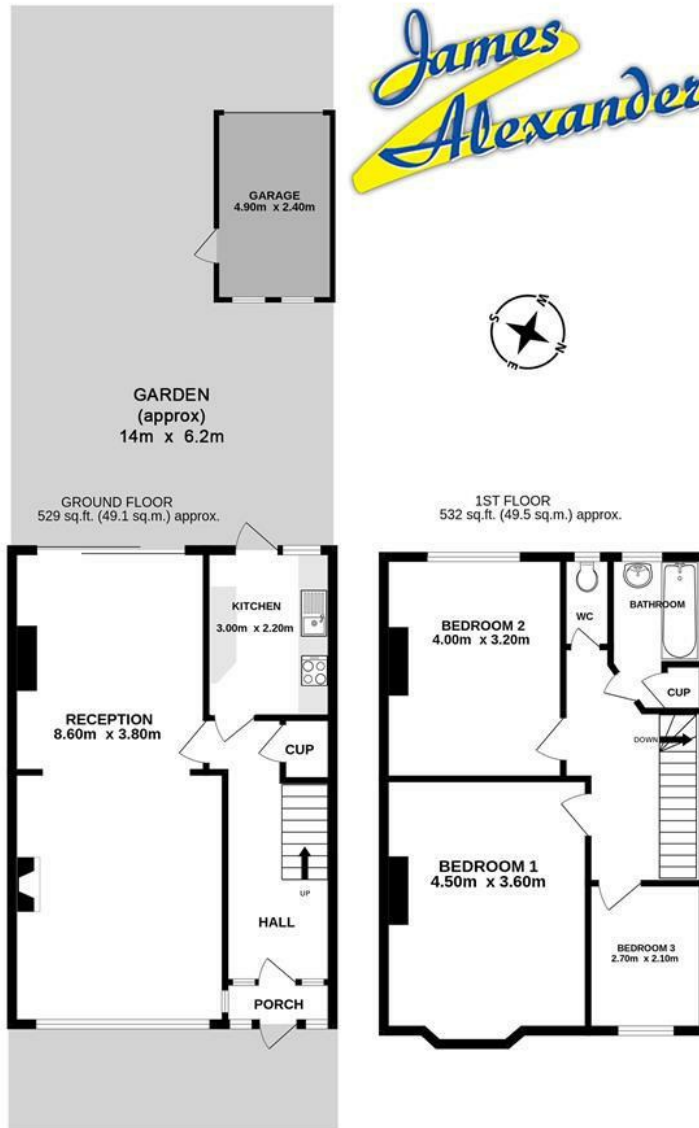
Garage 16'0" x 7'10" (4.90 x 2.40)

Buyers Guide



Back elevation





TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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