1341 London Road, Norbury, London SW16 4BE
Tel: 020 8679 8601 **Email:** enquiries@jamesalexander.com
Website: www.jamesalexander.com

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

Grove Road

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)

Grove Road

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

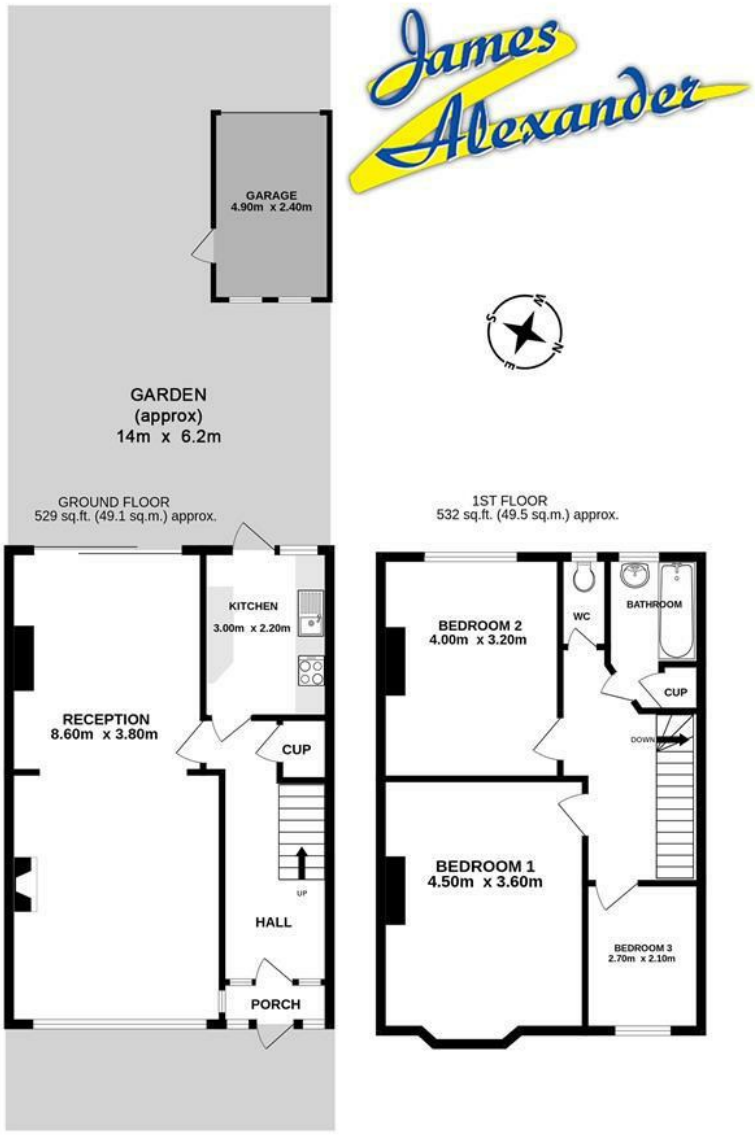
Garden 45'11" x 20'4" (14 x 6.20)

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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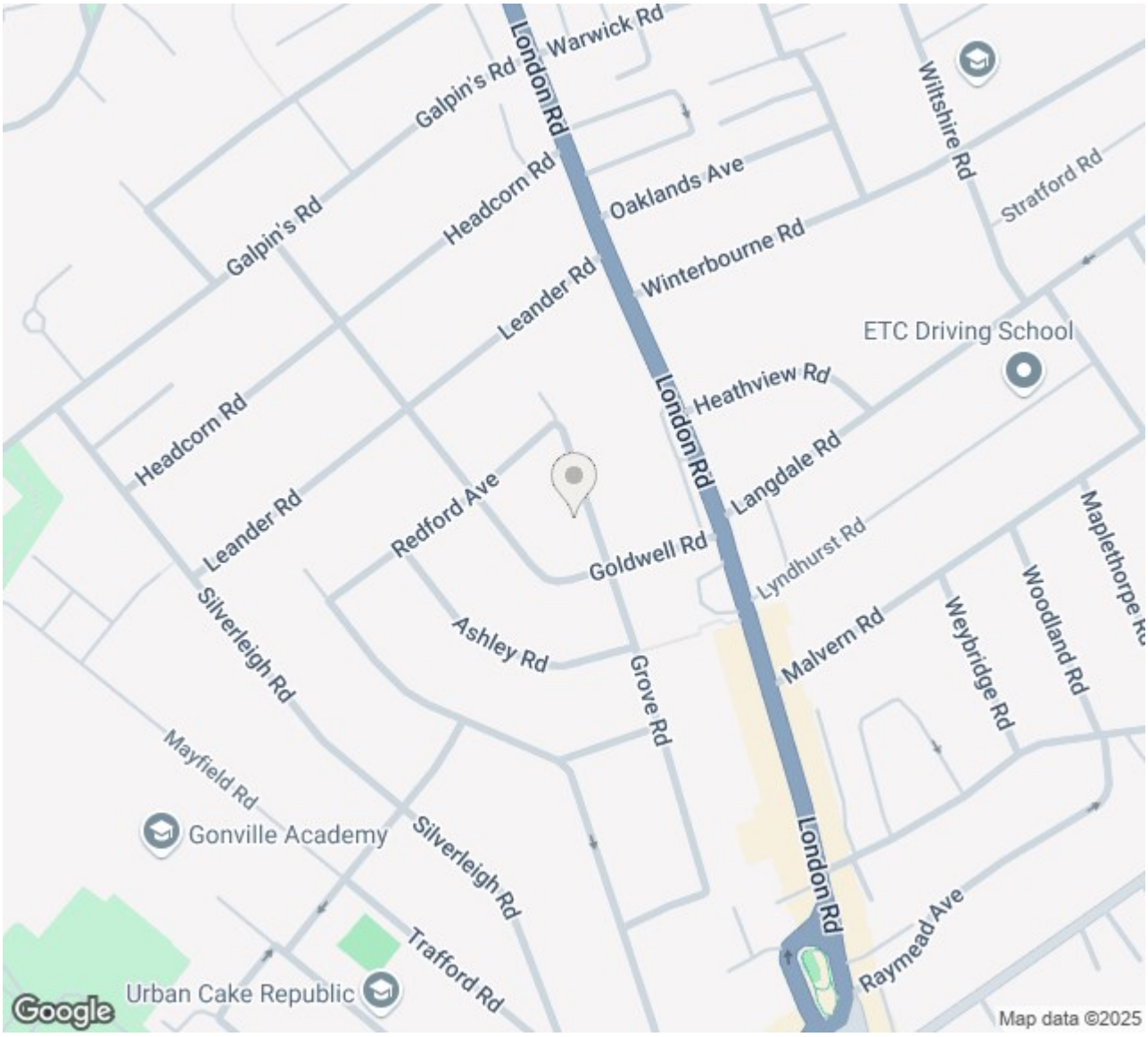
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Warwick Rd
London Rd
Galpin's Rd
Galpin's Rd
Headcorn Rd
Oaklands Ave
Wiltshire Rd
Stratford Rd
Winterbourne Rd
Leander Rd
ETC Driving School
Heathview Rd
Headcorn Rd
London Rd
Langdale Rd
Leander Rd
Redford Ave
Goldwell Rd
Lyndhurst Rd
Maplethorpe Rd
Silverleigh Rd
Ashley Rd
Malvern Rd
Weybridge Rd
Woodland Rd
Grove Rd
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