



Silverleigh Road, Thornton Heath, CR7

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bids from £495,000

This three bedroom home is for sale by auction and comprises a bright entrance porch and welcoming hallway with under floor heating that leads to the reception room and main living area. Double doors that separate the lounge from a modern kitchen and dining space, which is ideal for entertaining.

The chef-inspired kitchen with high specification, integrated appliances includes a gas range/hob, microwave and conventional oven, full size fridge/freezer and exceptional cupboard space.

A conservatory, integrated utility room and shower room can also be found on the ground floor. Two well-appointed larger bedrooms on the first floor offer built-in storage and plenty of natural light alongside a slightly smaller third room and family bathroom.

A private off-street parking space is available right outside the property and the enclosed rear garden provides a peaceful retreat with ample space to relax as an alternative to one of the nearby parks.

Norbury and Thornton Heath Train Stations offer fast connections to London Bridge and Victoria and the property is also served by multiple bus routes.

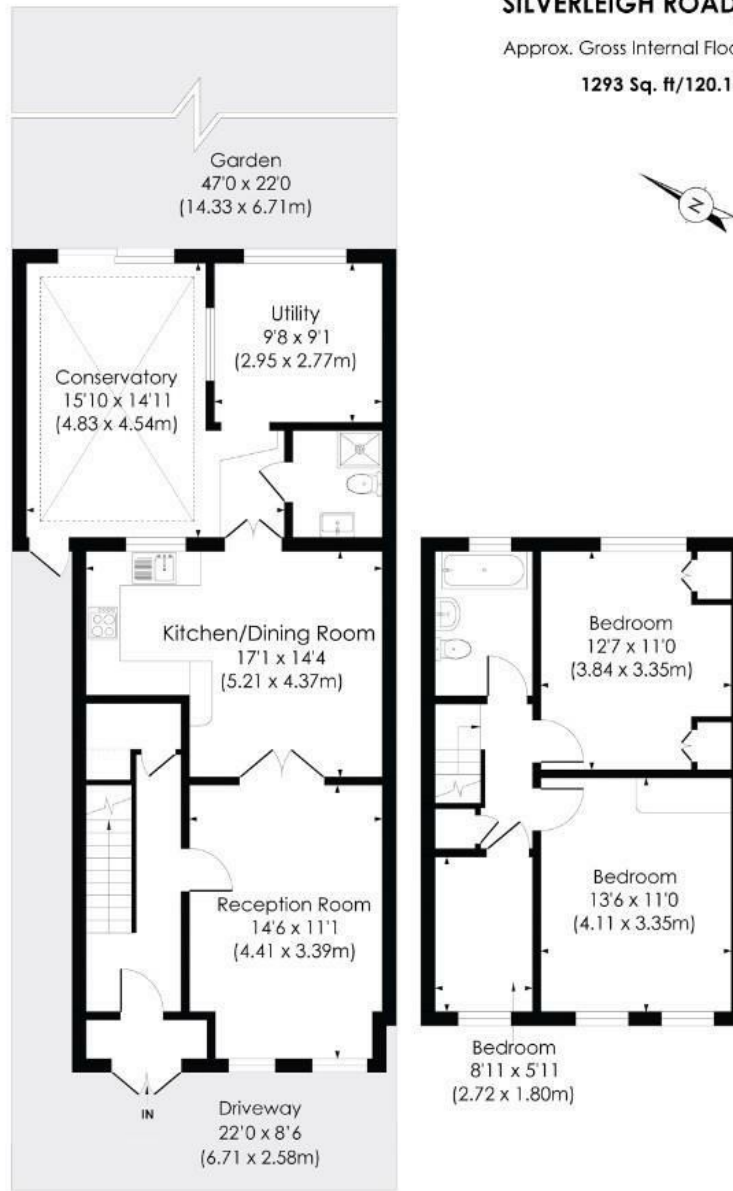
- For sale by modern auction
- Three bedroom family home
- Fantastic entertaining space
- Underfloor heating
- High specification contemporary kitchen
- Conservatory & utility room
- Large private rear garden
- Off-street parking
- Freehold and chain free

Auction Guide £495,000

SILVERLEIGH ROAD, CR7

Approx. Gross Internal Floor Area

1293 Sq. ft/120.14 Sq. m



GROUND FLOOR

FIRST FLOOR

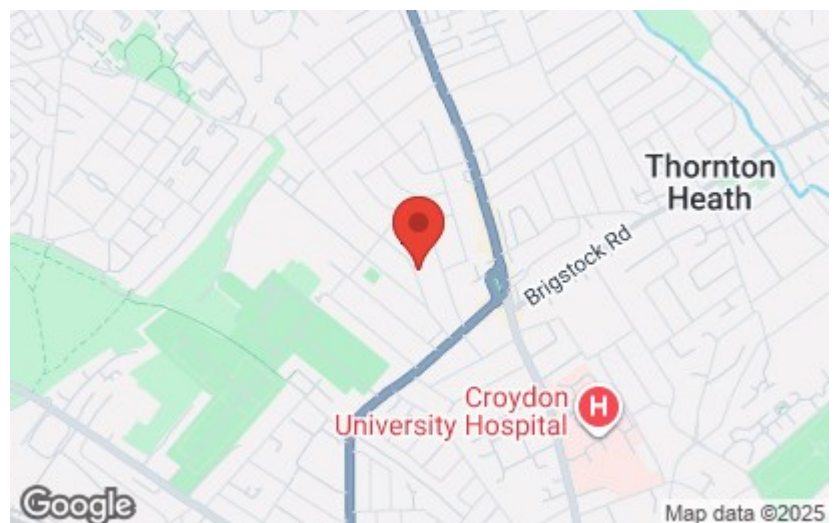
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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	85 60
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Montacute Yards Shoreditch High Street, City of London, E1 6HU

Tel: 02080040100 | Email: hereforyou@fineliving.life

www.fineliving.life