

Windsor Road, CR7

4 2 2

£600,000 *Freehold*

KEY FEATURES

- Four bedroom terraced family home
- Stunning open plan kitchen reception
- Roof lantern and kitchen island
- Front reception or home office
- Juliet balcony to top bedroom
- Family bathroom and shower room
- Downstairs WC and eaves storage
- Private rear garden with patio

Set behind a neat front garden, this bay fronted terraced home has been thoughtfully extended and converted to give four bedrooms, two bathrooms and a superb open plan heart across three floors. The entrance hall leads first to the front reception room, where a broad bay window fills the space with light. It is currently set up as a home office, lined with shelving, though it would sit just as comfortably as a snug, playroom or second sitting room. Also on this floor are a downstairs WC and useful understairs storage. At the rear, the house really opens up. The kitchen, dining and living space runs the full width and depth of the extension, crowned by a roof lantern that pours daylight down onto the island. The kitchen is finished in deep navy shaker style cabinetry with brass handles, a gas hob and integrated ovens, with plenty of worktop and storage throughout. Beyond the island there is generous room for a family dining table and a relaxed lounge area, with sleek vertical radiators and doors opening straight out to the garden. It is a wonderfully sociable space, ideal for everyday living and entertaining alike. The first floor offers two well proportioned double bedrooms, one with built in mirrored wardrobes, alongside a stylish family bathroom with marble effect tiling, a bath with shower over and a vanity unit. The loft conversion on the top floor adds two further bedrooms and a shower room. The rear bedroom is a real highlight, with French doors opening onto a Juliet balcony that frames lovely open views across the neighbouring gardens and rooftops. The front bedroom is brightened by skylights and benefits from built in eaves storage. Outside, the rear garden is fully fenced and offers a paved patio for outdoor dining with a lawn beyond, a great space for summer evenings and for children to play. Windsor Road is a residential street in the heart of Thornton Heath, with Thornton Heath Station around an 11 minute walk away and served by Southern services, giving regular trains to London Victoria in around 25 minutes and London Bridge in around 30 minutes. The High Street's shops, cafés and everyday conveniences are close by. Families are well placed, with St James the Great School located on Windsor Road itself. For green space, Grangewood Park sits on Grange Road between Thornton Heath and Upper Norwood and remains popular for its oak woodland, gardens, sports facilities and playground, while the wide

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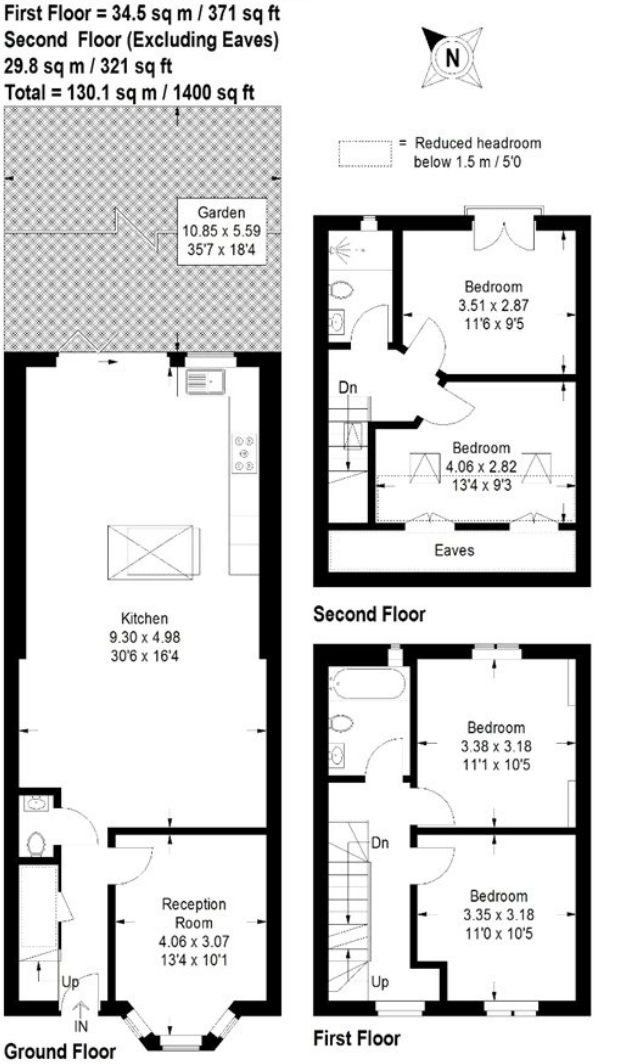
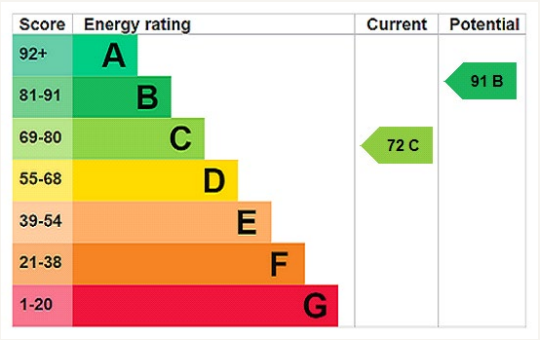
Approximate Gross Internal Area
Ground Floor = 65.8 sq m / 708 sq ft
First Floor = 34.5 sq m / 371 sq ft
Second Floor (Excluding Eaves)
29.8 sq m / 321 sq ft
Total = 130.1 sq m / 1400 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID921243)



MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: C

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