

**BRIGSTOCK
ROAD
CR7 7JP**



Price Taylor LLP
Residential

**FREEHOLD
HOUSE**

 **020 7354 7354**

FOR SALE

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Residential Development Opportunity in Thornton Heath CR7

£600,000 - £700,000 Guide Price

- Cash Buyers Only
- Gas central heating with radiators and partial double glazing
- Requires repair & modernisation
- In our opinion may offer opportunity & potential



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BRIGSTOCK ROAD

Please Note: Cash Buyers Only as the Property is currently not in mortgageable condition due to disrepair.

Price Taylor LLP Residential is pleased to offer a freehold residential development opportunity, in Thornton Heath. Moments from London Road (A23). There is a convenient off-licence opposite, and other everyday stores a short stroll away, with further retail and leisure amenities in Croydon and the Purley Way retail box park, a short drive away. The expanses of Mitcham Common are nearby. Croydon University Hospital, a large employer, is a short walk away.

The Property is well located and has been used for many years as a 7 Bedroom / 7 person HMO, and would lend itself to this use or other uses subject to the necessary statutory consents being obtainable. Interested parties are encouraged to make all enquiries of Croydon Council as to what may be permitted.

The house requires repair and modernisation throughout and may be of interest to serious DIYers or developers and investors. The house is placed on main road in Thornton Heath, conveniently situated for public transport, with a good selection of primary and secondary schools.

Early viewing is advised. In view of the amount of work involved this is Cash Buyers only. Due to the condition some parts of the Property will be restricted for viewing.

The property is a circa 1920s halls adjoining semi-detached house, of traditional construction, extending to approx. 200.3 m² (2156 ft²) (excluding cellar and restricted height areas). There is a useful storm porch with attractive arched canopy. On entering the house, there is a generous entrance hall. The reception rooms are spacious. The master bedroom spans the entire front of the house on the first floor. There are a further two bedrooms, and a bathroom and a shower room on the first floor, and there are two small attic rooms and a cellar. The house has been extended over the years to include a versatile bright and airy studio to the side and a sun room. The house contains many attractive original features, including cornicing, and fireplaces. Outside there is a large driveway, and a large back garden, approx. 76' deep, almost triple the size of the average back garden.

There is significant potential to further extend the Property, and reconfigure it to create new fully-en-suite bedrooms, including potential to extend the basement area, subject to all necessary statutory consents being obtainable. The large plot could release further value if combined with neighbouring plots in the short term, for future infill development, so there is much potential. The adjoining house has been converted into a 12 en-suite bedroom supported living accommodation. There is another supported living accommodation at No.171 Brigstock Road.

ACCOMMODATION

Ground Floor Accommodation

Entrance Hall:

Traditional solid timber door, painted in green, with glass inserts and with transom window, leading to a spacious carpeted entrance hall, with fire alarm panel. Wall mounted radiator, and door to cellar with electrical rising main board and electrical consumer unit.

Reception Room: 4.66m x 4.33m (12'4"x11'1")

Canted bayed window, feature fireplace, period ornate cornicing. Fitted wardrobe, and wall mounted radiator.

Reception Room: 3.63m x 4.25m (10'6" x 11'2")

Glazed French doors into rear sunroom, picture rails, decorative wall mouldings, decorative fireplace and wall mounted radiator.

Sun Room: 2.0m x 3.60m

Full height windows set above dwarf walls, with translucent roof. With vinyl flooring. Glazed door to garden.

Kitchen / Diner: 3.44m x 7.28m (10'7" x 15'2")

A range of fitted wall mounted units and base units, laminate counters. With built in oven and gas hob. With tiled splashback and fitted with stainless steel sink. Window and glazed door to rear to garden.

Studio: 3.01m x 6.67m

Upvc double glazed double doors to front, and double glazed door and window to rear elevation.

First Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing.

Bedroom 5.78m x 3.63m (16'1" x 11'9")

Three upvc double glazed windows to front aspect providing much natural light. Carpeted. Decorative fireplace. Wall mounted radiator.

Bedroom 3.77m x 4.34m (12'4" x 14'2")

Rear facing upvc double glazed window. Carpeted flooring. Built in cupboard. Decorative fireplace. Wall mounted radiator.

Bedroom 3.45m x 3.08m (11'34" x 10'1")

Rear aspect upvc window. Carpeted flooring. Wall mounted radiator.

Bathroom

A functional three suite bathroom, with window to side aspect, tiled floor and splashbacks.

Shower room

A shower cubicle, and wc with wash hand basin, with upvc double glazed window, tiled floor and splashbacks.

Second Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing, with built in cupboard.

Bedroom 2.20m x 5.66m (7'2" x 18'6")

Measurements taken exclude areas with a head room below 1.5m.

Carpeted, and double glazed lateral window. Decorative fireplace. Radiator.

Bedroom 3.78m x 3.16m (12'4" x 10'4")

Carpeted, and double glazed lateral window. Decorative fireplace. Radiator.

Exterior

Driveway

With a concrete screed paved finish 8.9m x 7.5m (24'7" x 29'1")

Back garden 25.35m (Approx.) x 9.67m (76'7" x 31'8")

PLANS

175 Brigstock Road, Thornton Heath CR7 7JP



Total Area (excluding cellar and restricted height area): 200.3 m² ... 2156 ft² (excluding cellar 1.83m approx. head ht)

All measurements are approximate and for display purposes only

Restricted Head Height Area <1.50m: 6.8 m² (73 ft²)

Total Area (including restricted height area and cellar): 230.6 m² (2482ft²)

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AREA MAP



Travel

Thornton Heath Station
1.1km 0.7mile

West Croydon Station
1.9km 1.2 miles

Gatwick Airport
29.3km 18.2 miles

Junction 7 M25
15.9km 9.8 miles



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GALLERY





COUNCIL TAX

Croydon Council E: £2,892.89

ARRANGE A VIEWING

 **020 7354 7354**

 **enquiries@pricetaylor.com**

Ref: 175CR7



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.