



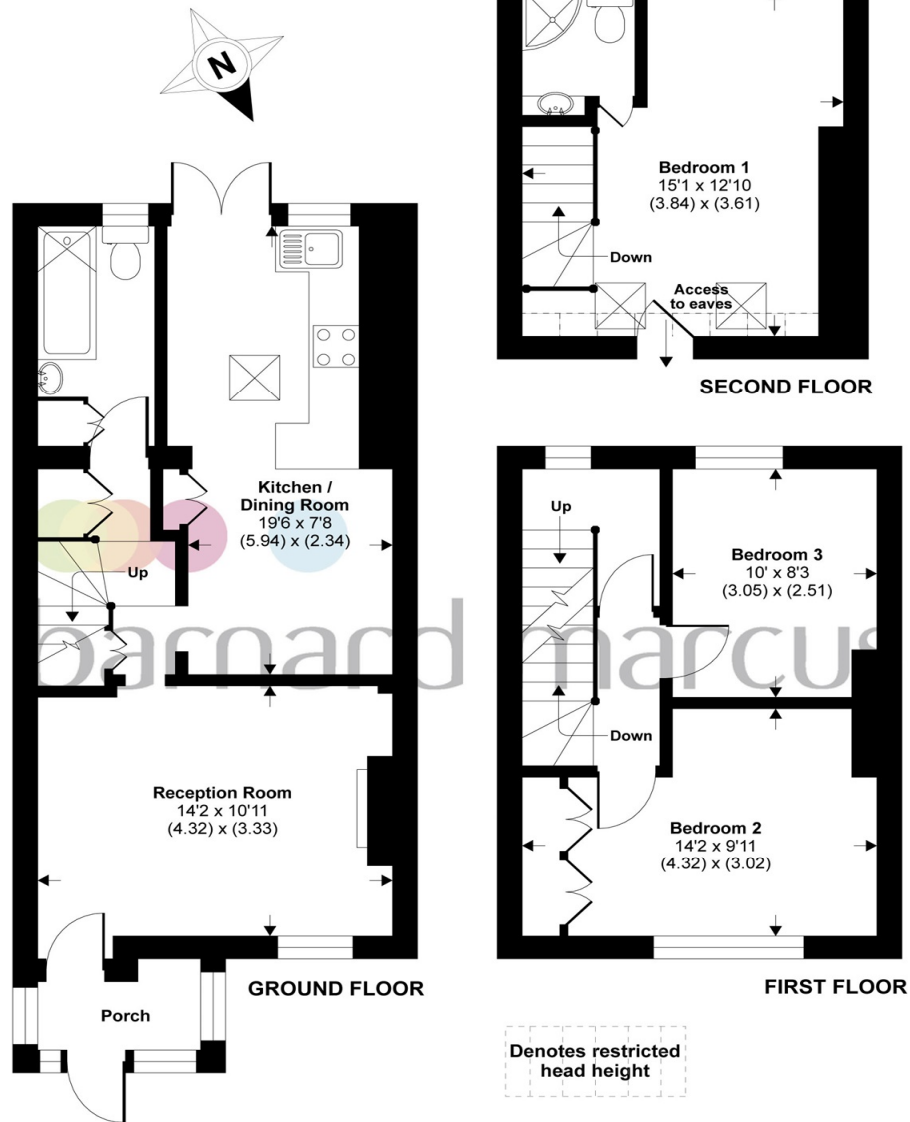
**Thornton Road, Carshalton, SM5 1NG**



**welcome to  
Thornton Road**

A SUPERB THREE BEDROOM HOUSE - offered to the market in very good condition throughout and benefitting from an off street parking space. The house offers front reception room, an extended open plan kitchen/ dining room and downstairs bathroom. The first floor offers two double bedrooms (one with built in storage) and staircase leading to the top floor which offers master bedroom with en-suite. A sunny rear garden makes this a must view house. Call Barnard Marcus today to book your appointment to view.





## Thornton Road, Carshalton, SM5

APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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welcome to

## Thornton Road

- Three Bedrooms
- Off Street Parking
- Private Rear Garden
- Extended Kitchen
- Two Bathrooms

Tenure: Freehold EPC Rating: D

price on application



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WLG101749 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



0208 669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,  
Surrey, SM6 0AP



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)