



**Florida Road, Thornton Heath, CR7 8EZ**

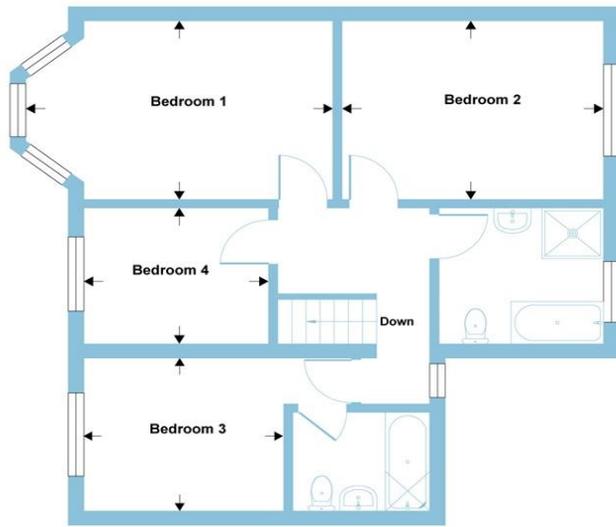
## **welcome to Florida Road**

We welcome to the market this luxurious and superb family home, which is situated in one of the most sought after areas in Thornton Heath. This property has been refurbished in the last two years so it has come onto the market in great condition throughout, downstairs the living space is incredible with a through lounge and open plan kitchen/breakfast room, perfect if you enjoy diner parties/entertaining! Further up the stairs you will find four amazing sized bedrooms, one with an en-suite and a four piece luxury bathroom, making it the perfect family home.

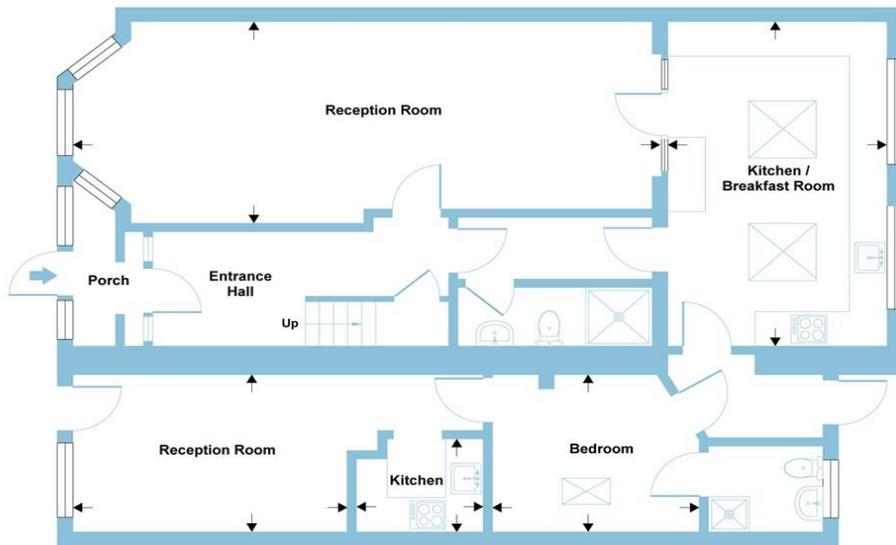
The benefits never end... from the refurbishments, recently replaced roof, massive private garden, driveway with parking up to three car's or the fact there is a separate annexe apartment on the side which is perfect for accommodating guests or to be used as a rental property which the current owner has been doing.

This is a home that cannot be missed, internal viewings are highly recommended.





**FIRST FLOOR**



**GROUND FLOOR**

**Florida Road, Thornton Heath, CR7**

APPROX. GROSS INTERNAL FLOOR AREA 1964 SQ FT 182.5 SQ METRES

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.



**Reception Room**

30' 10" x 11' 9" ( 9.40m x 3.58m )

**Kitchen / Breakfast Room**

17' 6" x 8' 11" ( 5.33m x 2.72m )

**Bedroom**

16' 4" x 10' 5" ( 4.98m x 3.17m )

**Bedroom**

13' 11" x 10' 5" ( 4.24m x 3.17m )

**Bedroom**

11' 2" x 8' 2" ( 3.40m x 2.49m )

**Bedroom**

12' 2" x 8' 8" ( 3.71m x 2.64m )

**Reception Room**

14' 7" x 8' 8" ( 4.45m x 2.64m )

**Kitchen**

6' 9" x 5' 5" ( 2.06m x 1.65m )

**Bedroom**

11' x 8' 8" ( 3.35m x 2.64m )

## welcome to Florida Road

- Five bedrooms
- Refurbished previously
- Two bathrooms and two shower-rooms
- Through lounge
- Off street parking
- Open plan kitchen/breakfast room
- Separate side annex with kitchen
- Large garden with decking

Tenure: Freehold EPC Rating: C

offers in excess of

# £700,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH108911](http://barnardmarcus.co.uk/Property/THH108911)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [barnardmarcus.co.uk](http://barnardmarcus.co.uk)



Property Ref:  
THH108911 - 0004

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



**020 8683 0190**



[thorntonheath@barnardmarcus.co.uk](mailto:thorntonheath@barnardmarcus.co.uk)



4/5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



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