



Burlington Road, Thornton Heath CR7 8PE

welcome to

Burlington Road, Thornton Heath

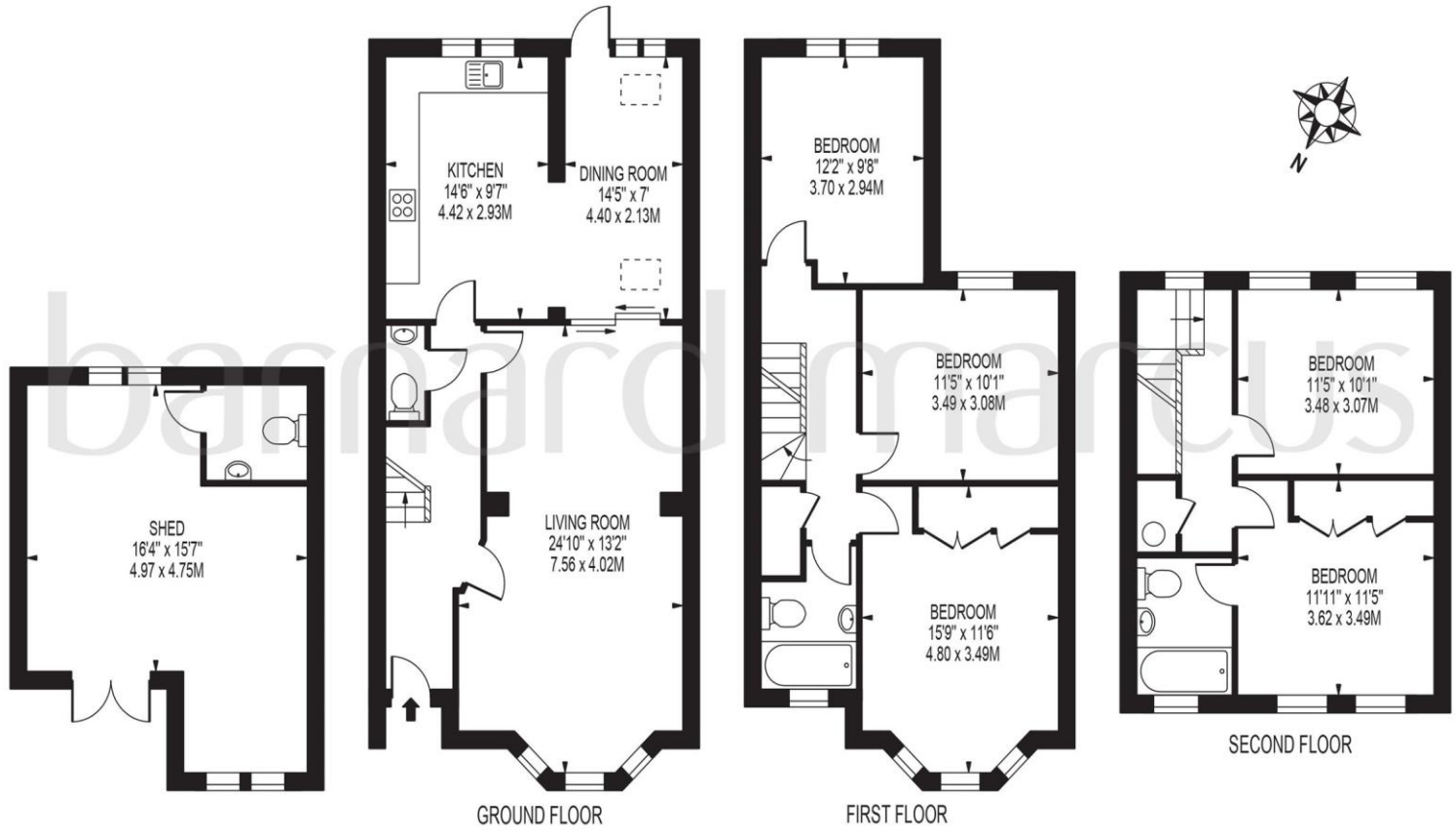
A fantastic opportunity to purchase this end of terrace family home built in 1994 that is situated within walking distance of Thornton Heath station, bus links and amenities and is arranged over 3 floors. This property comprises of two double bedrooms with en-suite to master on the top floor, 3 bedrooms and family bathroom on the first floor, and on the ground floor, a 24" through lounge, downstairs wc, kitchen with ample units and dining room which leads to a private garden and generously sized out building. This property has the additional benefit of off street parking for 2 cars could make a lovely home for anyone. An internal viewing is strongly advised to avoid disappointment!



BURLINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1580 SQ FT - 146.81 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 299 SQ FT - 27.74 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- End of terrace
- Walking distance to Thornton Heath train station, bus links & amenities
- Arranged over 3 floors
- Private garden with outbuilding
- Off street parking for two cars
- No onward chain

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH110683



Property Ref:
THH110683 - 0005

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.

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