



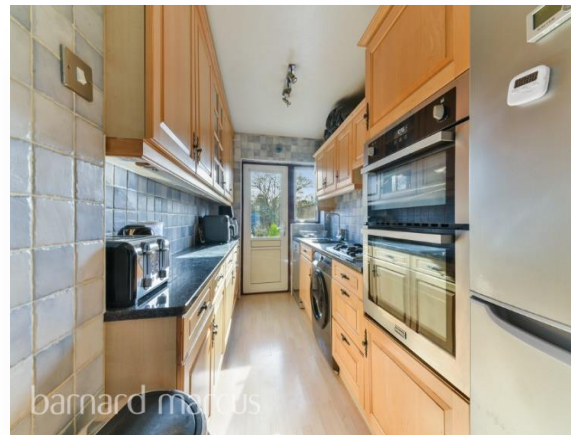
Kynaston Avenue, Thornton Heath CR7 7BZ



welcome to

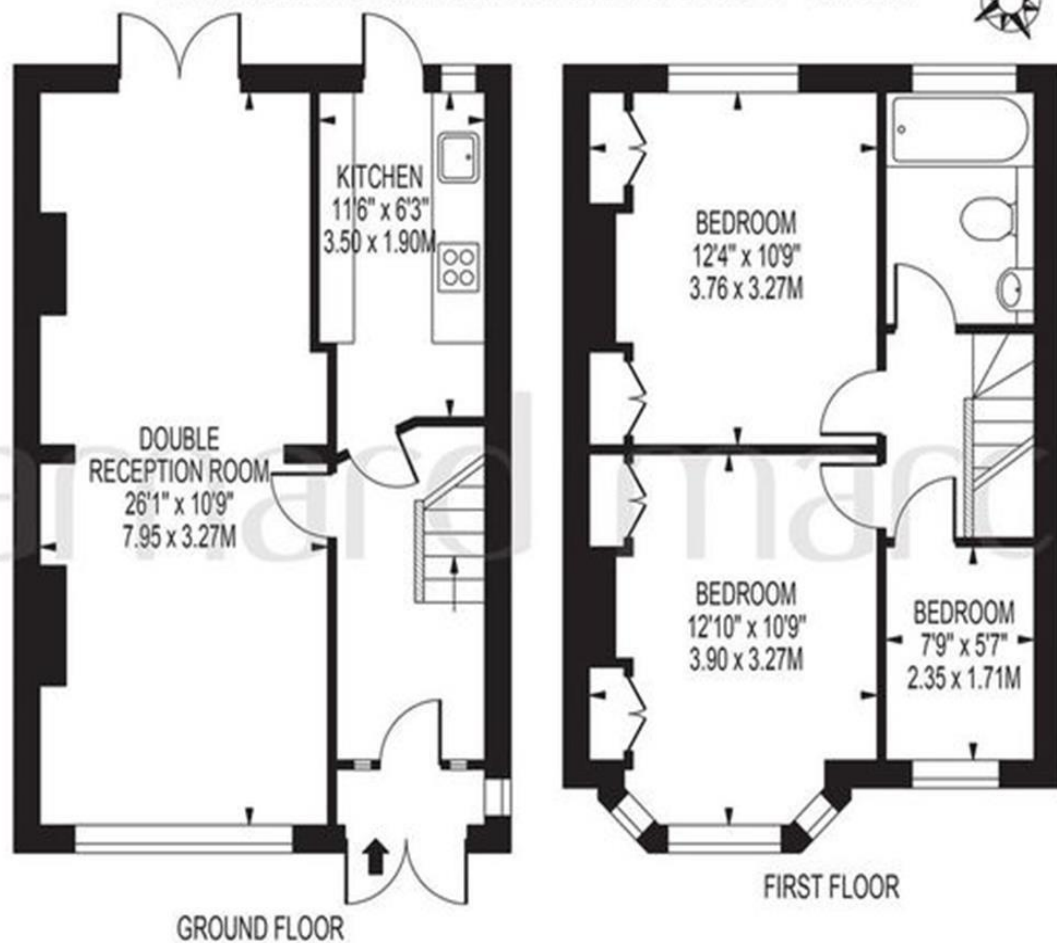
Kynaston Avenue, Thornton Heath

New to the market is this superb, three-bedroom terraced house with the benefit of off street parking. The property comprises a spacious through lounge and kitchen both leading to the private garden, onto to the first floor you will find three good sized bedrooms and a family bathroom. Situated within approx.. 750 years from Thornton Heath Station, local amenities and plenty of primary and second schools making this the perfect family home. Benefits go onto include the off street parking, double glazing and the potential to extend to the rear and into the loft (SSTP).



KYNASTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.46 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.

welcome to

Kynaston Avenue, Thornton Heath

- Mid-terrace
- Three bedrooms
- Off street parking
- Through lounge
- Close by to Thornton Heath Station (Zone 4)

Tenure: Freehold EPC Rating: C

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
THH113013 - 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.

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020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk