



Nutfield Road, Thornton Heath CR7 7DQ

welcome to

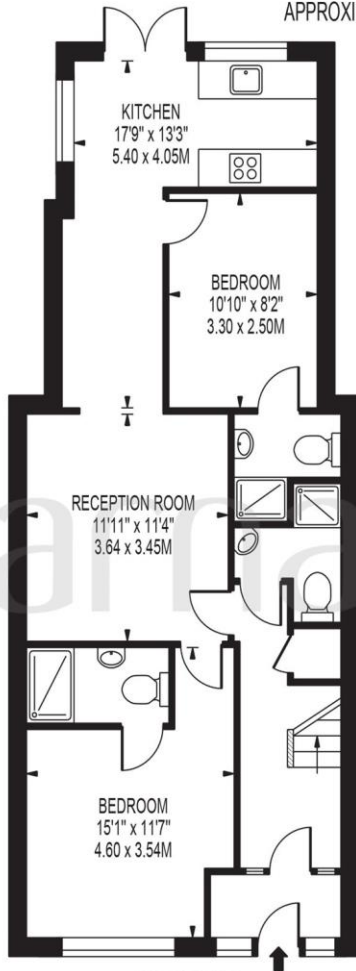
Nutfield Road, Thornton Heath

A fantastic opportunity to purchase this superb home which is arranged over three floors and is within walking distance of transport links into London and local amenities. This property has a separate dwelling with own kitchen and bathroom with bedroom on the top floor, and on the first floor a bedroom with ensuite shower room and a separate impressive 17' open plan kitchen and lounge space. On the ground floor, there is a bedroom with ensuite shower room, separate shower room and wc in hall way, further bedroom and lounge with a dual aspect 17' kitchen breakfast room which leads to a private garden. Viewings are strongly advised to avoid disappointment! *Please be aware there are two tenants in situ*

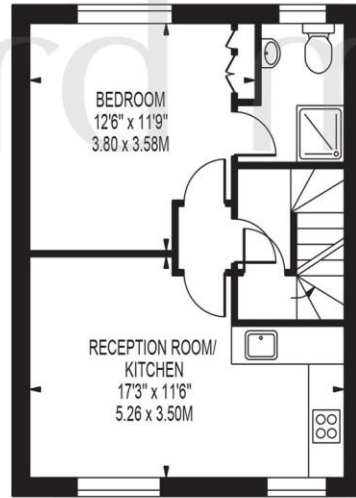


NUTFIELD ROAD

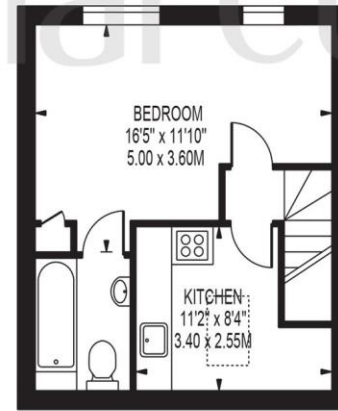
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1450 SQ FT - 134.73 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

Nutfield Road, Thornton Heath

- Investment opportunity
- Good condition
- Arranged over three floors
- Walking distance to Thornton Heath train station & bus links
- Private garden
- "Two tenants in situ"

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH113665](https://www.barnardmarcus.co.uk/Property/THH113665)



Property Ref:
THH113665 - 0003

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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)