

**Buller Road, Thornton Heath CR7 8QW** 



#### welcome to

## **Buller Road, Thornton Heath**

A charming three-bedrooms home with original features, spacious living areas, private garden and excellent transport links. Lovingly maintained for 20 years and ready for its next owners. Boasting some original features and comprises of three bedrooms and a shower room on the first floor, and on the ground floor is an airy formal spacious through lounge, a good sized kitchen to the rear extended section of the property with the additional benefit of a separate utility area with ample storage and a private garden of good proportion. Located within close proximity of Thornton Heath train station, leisure centre and amenities, this property would make a lovely home for anyone, passed on with love after 20 years tenure of the current owners! Internal viewing is highly recommended to avoid disappointment!







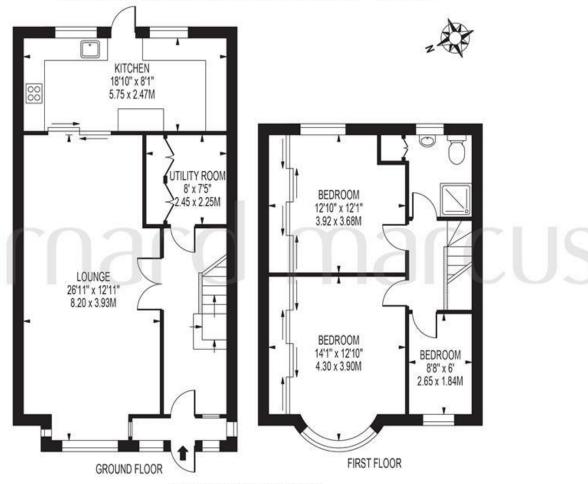






**BULLER ROAD** 

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1148 SQ FT - 106.69 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 CORRECTINESS 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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## **Buller Road, Thornton Heath**

- Mid-terrace
- Three bedrooms
- Spacious lounge
- Private garden
- Close by to Thornton Heath Station

Tenure: Freehold EPC Rating: C

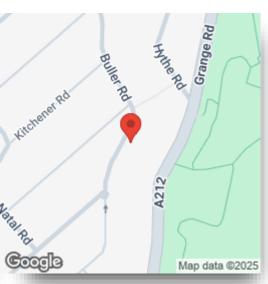
Council Tax Band: D

# £450,000









Please note the marker reflects the postcode not the actual property

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Property Ref: THH113784 - 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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