



barnard marcus

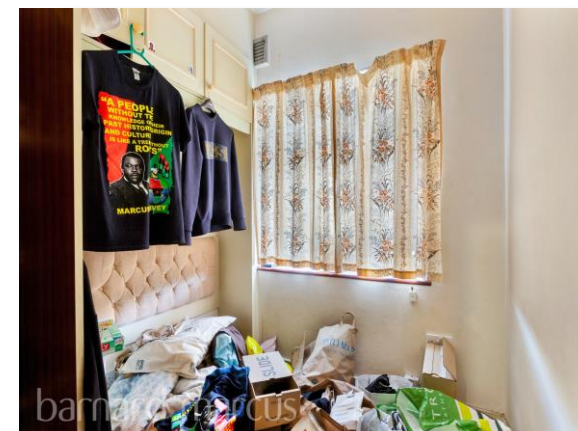
Lonsdale Gardens, Thornton Heath CR7 6ET



welcome to

Lonsdale Gardens, Thornton Heath

New to the market, is this mid-terrace three-bedroom family home offering a well-balanced layout ideal for modern living on a popular residential road. The ground floor features a porch on entry, leading to a front reception room, a kitchen, and a separate dining room, which opens up to an impressive rear garden complete with storage facilities and an outdoor W/C making this a fantastic entertaining space for those family/friends get-together's. On the first floor, there are two double bedrooms with built-in wardrobes, a further third bedroom, and a three-piece family bathroom. Further benefits go onto include being no chain and opportunities to extend into the loft and to the rear subject to planning permission. Located with excellent bus links to Norbury, Streatham, and Croydon Town Centre, the property is also surrounded by an abundance of schools, making it a superb option for families and commuters alike.

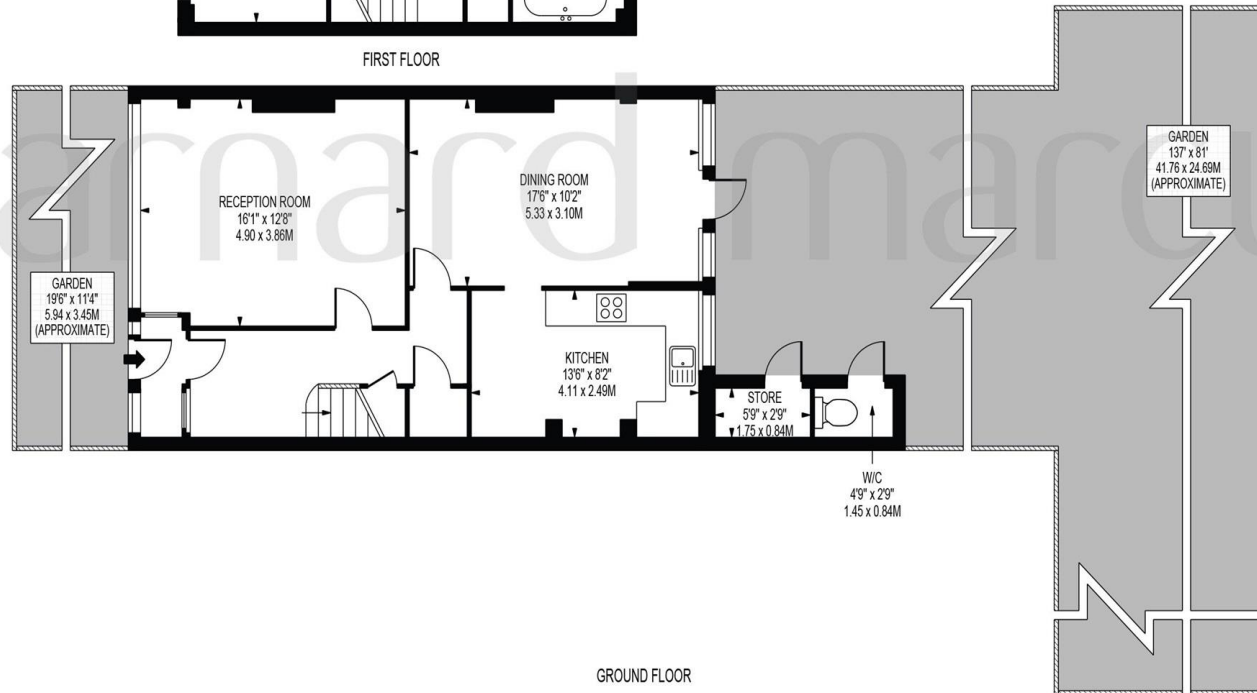
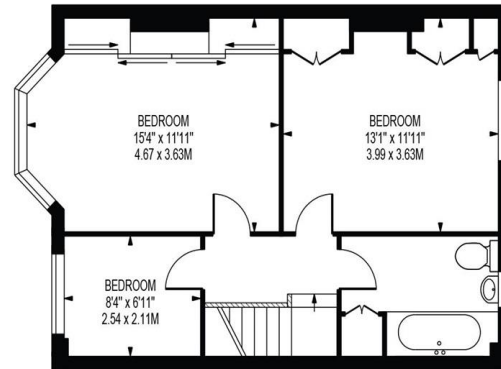


LONSDALE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1155 SQ FT - 107.30 SQ M
(EXCLUDING STORE & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 16 SQ FT - 1.47 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 13 SQ FT - 1.22 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

Lonsdale Gardens, Thornton Heath

- Mid-terrace
- Three bedrooms
- Separate lounge and diner
- No chain
- Good transport links

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113831



Property Ref:
THH113831 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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