



**Fairlands Avenue, Thornton Heath CR7 6HD**



**welcome to**

## **Fairlands Avenue, Thornton Heath**

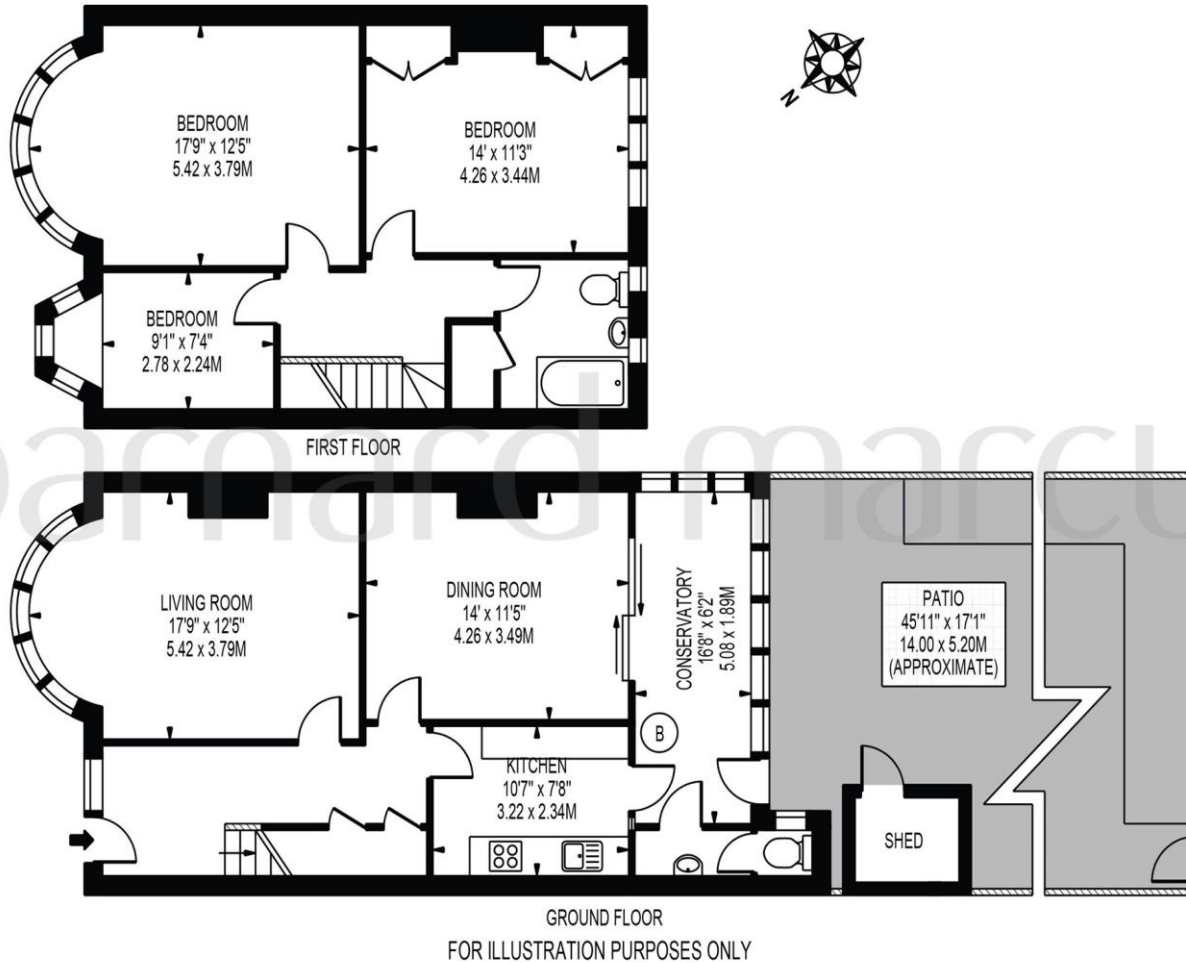
*A fantastic opportunity to purchase this 3-bedroom family home, situated on the ever-popular Grove Estate and close by to transport links, local amenities and schools. This superb chain-free family home offers spacious living across two floors. The ground floor features a welcoming hallway, a large living room with a bay window, a separate dining room, a fitted kitchen, a convenient downstairs toilet, and a conservatory that opens onto a private garden with a shed. Upstairs, there are two double bedrooms, a third bedroom, and a family bathroom with additional storage.*

*Located in a sought-after area, the property is within close proximity to Thornton Heath Station (Zone 4) and a selection of excellent schools, making it an ideal choice for families and easy commuting.*



# FAIRLANDS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1292 SQ FT - 120.01 SQ M  
(EXCLUDING SHED)



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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## Fairlands Avenue, Thornton Heath

- Mid-terrace
- Three bedrooms
- Conservatory
- Private garden
- Chain-free
- Close by to Thornton Heath Station (Zone 4)

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113865](https://barnardmarcus.co.uk/Property/THH113865)



Property Ref:  
THH113865 - 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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