



Linden Avenue, Thornton Heath CR7 7DU

welcome to

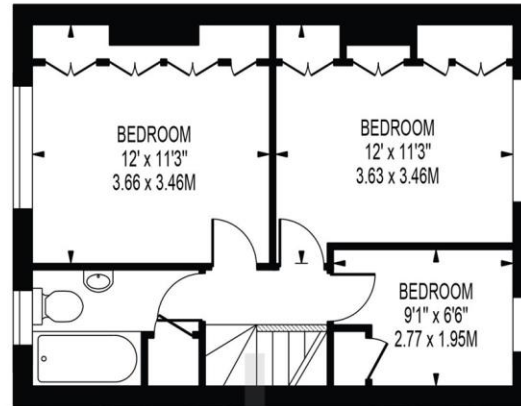
Linden Avenue, Thornton Heath

This fantastic three-bedroom terraced family home is located on a sought-after road, offering a perfect blend of space and potential. The ground floor features a porch entrance leading into a hallway, a bright and airy reception room, a spacious dining room ideal for family gatherings, a fitted kitchen, and a private rear garden with a storage. Upstairs, the first floor comprises two double bedrooms, both with fitted wardrobes, a third bedroom, and a three-piece family bathroom. Further benefits include a driveway with space for up to two cars, a private rear garden, and no onward chain. With a blank canvas, this property is ideal for buyers looking to create their dream family home. Conveniently situated with good transport links, including Thornton Heath and Selhurst stations, a selection of high Ofsted-rated schools, and plenty of local amenities.

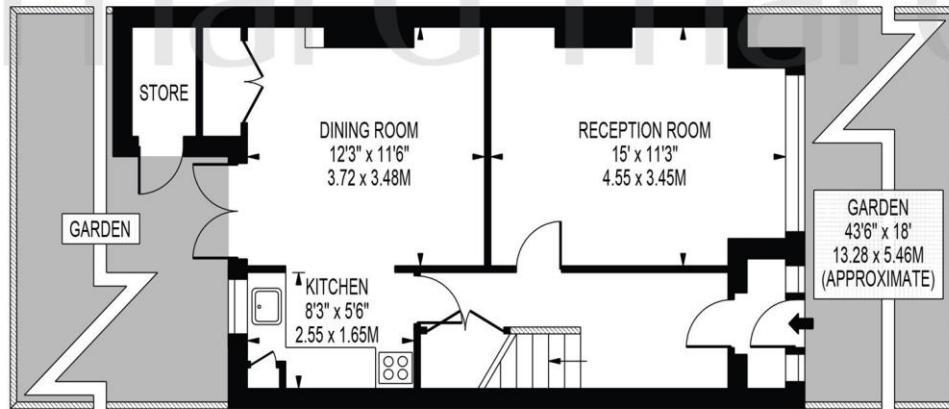


LINDEN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 913 SQ FT - 84.85 SQ M
(EXCLUDING STORE)



FIRST FLOOR



GROUND 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

Linden Avenue, Thornton Heath

- Mid-terrace
- Three bedrooms
- Drive way
- Rear garden
- No chain

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113856



Property Ref:
THH113856 - 0005

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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