



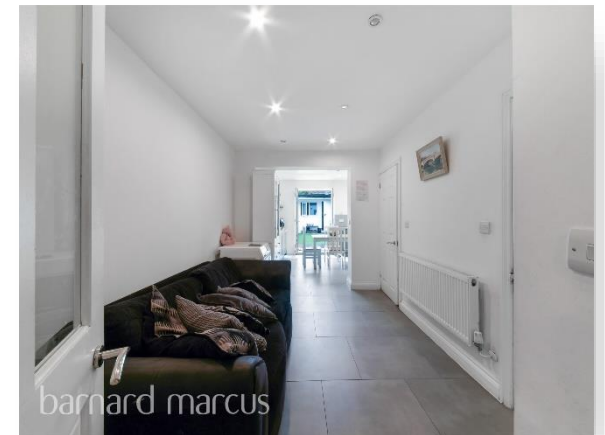
Elm Road, Thornton Heath CR7 8RH



welcome to

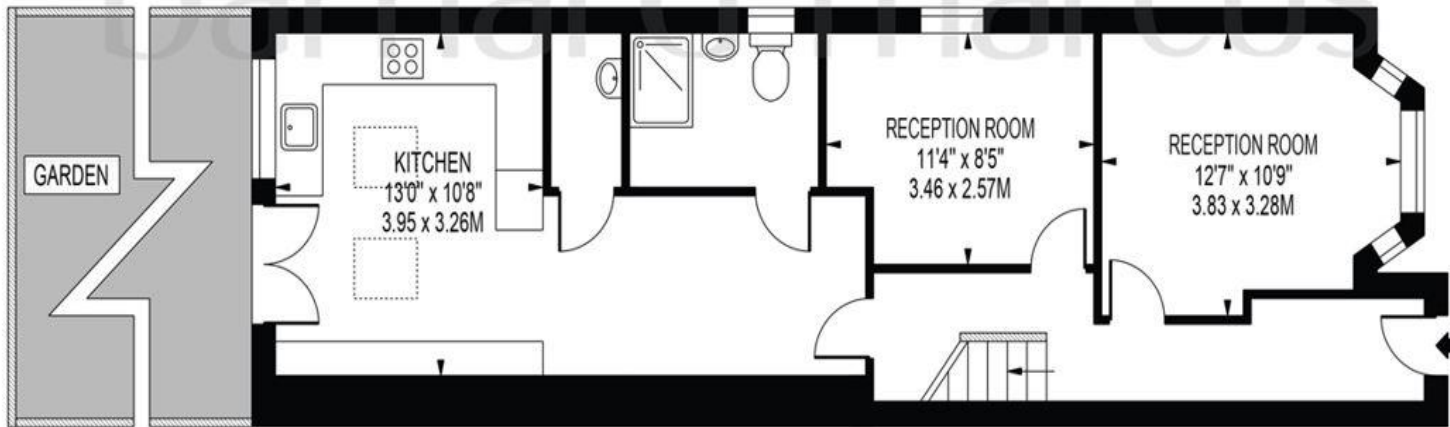
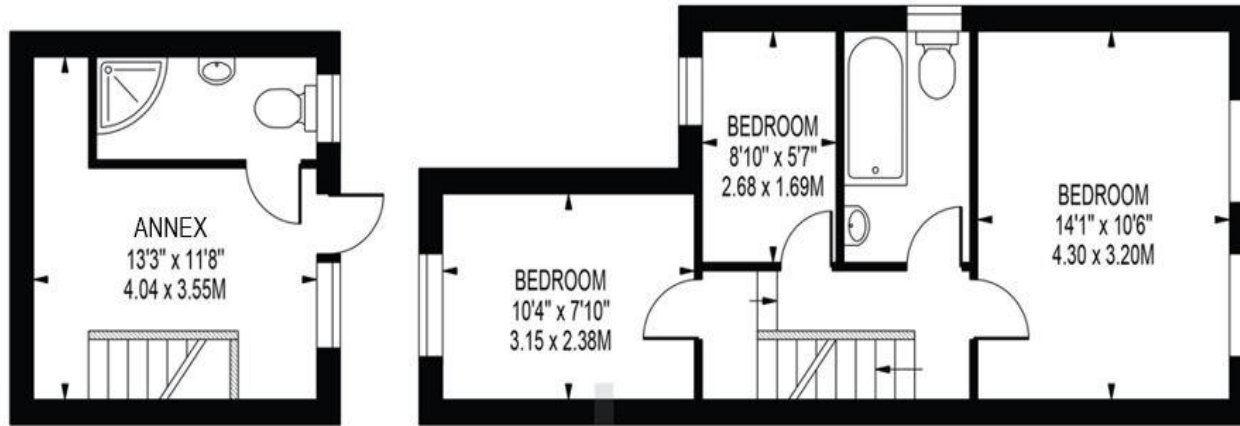
Elm Road, Thornton Heath

A truly exceptional, newly and fully refurbished home that has been tastefully designed with a modern decor with light and style in mind, and to a very high standard. This home has been tastefully designed with a modern decor with light and style in mind, and to a very high standard. Situated within walking distance of Thornton Heath Station & High Street, this fantastic property comprises of three bedrooms, upstairs brand new bathroom with wc, formal lounge, reception, dining room, shower room with wc, utility room, kitchen breakfast room, leading to an impressive garden and annex with a shower-room. This fantastic property would suit busy commuters, as it is within walking distance of Thornton Heath station, providing direct access to Central London. Additionally, Thornton Heath High Street offers a range of amenities, including supermarkets, a library, and a leisure centre. This is a dream home for any family and is a property any one would be proud to own.



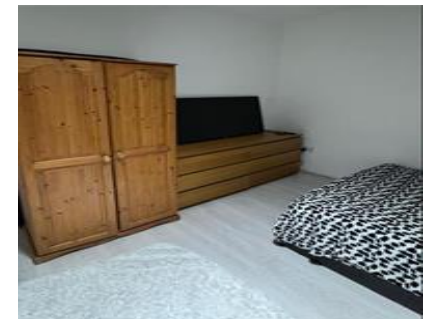
ELM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1183 SQ FT - 109.92 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

Elm Road, Thornton Heath

- End terrace
- Three bedroom
- Annex with shower-room
- Three bathrooms
- No onward chain
- Modern
- Close proximity to Thornton Heath Station

Tenure: Freehold EPC Rating: D

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/THH111006



Property Ref:
THH111006 - 0008

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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