



Kenley Gardens, Thornton Heath CR7 7DD

welcome to

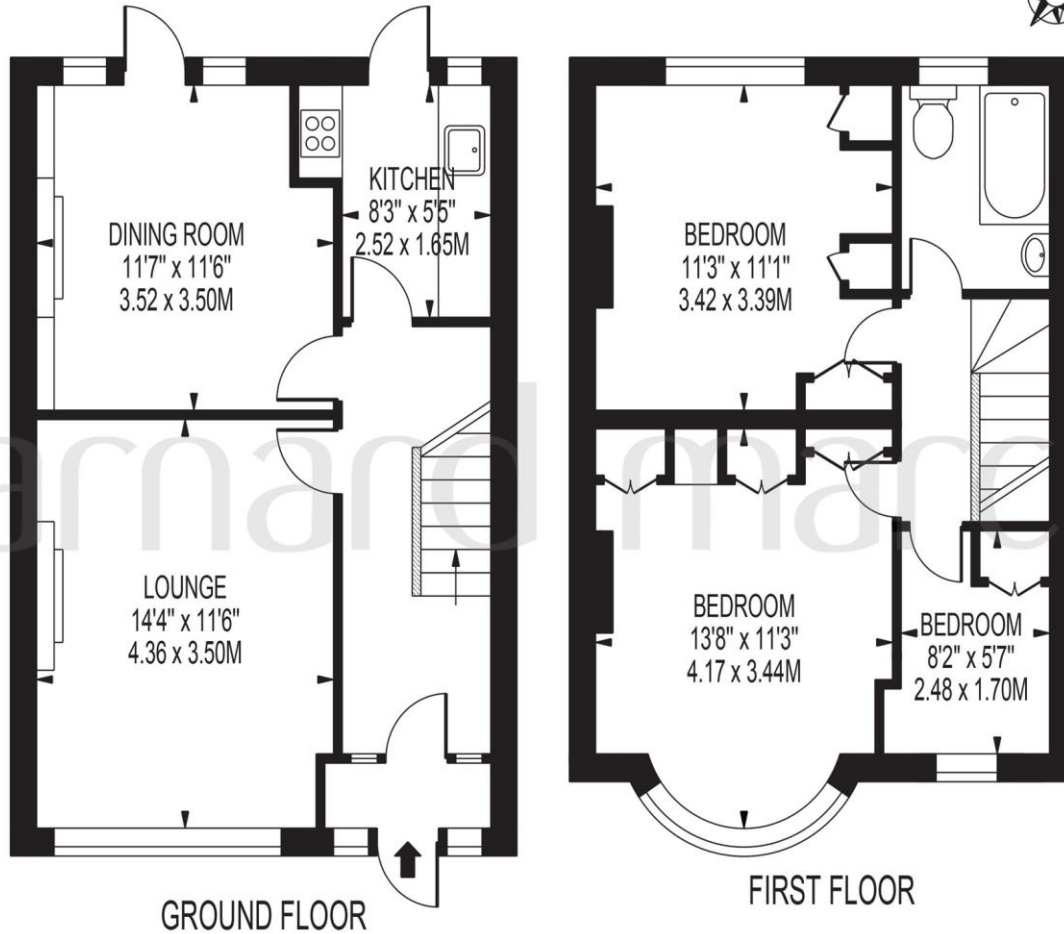
Kenley Gardens, Thornton Heath

This charming three-bedroom family home is situated in a sought-after location and offers excellent potential with no onward chain. The ground floor features a welcoming porch, entrance hall, a good-sized lounge, a dining room, and a fitted kitchen that opens to a private rear garden. On the first floor, there are two double bedrooms, one enhanced by a bay window, a third bedroom, and a three-piece bathroom. While the property would benefit from some modernisation, it holds great promise as the perfect family home. Conveniently located under a mile from Thornton Heath Station, the property provides easy access to multiple destinations, including Central London. The nearby high street offers a variety of supermarkets, shops, and amenities, adding to the home's appeal.



KENLEY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 865 SQ FT - 80.32 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.

Agents Note

Please be aware we have limited knowledge about the property.

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Kenley Gardens, Thornton Heath

- Mid-terrace
- Three bedrooms
- Lounge & Dining room
- Private garden
- No onward chain
- Close by to Thornton Heath Station (Zone 4)

Tenure: Freehold EPC Rating: E

£410,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113967



Property Ref:
THH113967 - 0002

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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