



Burlington Road, Thornton Heath CR7 8PJ

welcome to
Burlington Road, Thornton Heath

If a family home is what you're looking for, look no further! This superb three-bedroom property is situated in a sought-after location, perfect for modern family living.

The ground floor features an impressive, light-filled kitchen with an island, ideal for hosting gatherings. The space seamlessly connects to a through lounge, offering areas for both lounging and dining.

On the first floor, there are two good-sized bedrooms and a bathroom complete with a separate shower. The second floor hosts a third bedroom, enhanced by a skylight and its own private shower room.

Additional benefits include a private rear garden that enjoys natural light throughout, a well-maintained interior, and an excellent location for commuters. The property is under a mile from Thornton Heath station, providing access to various destinations, including central London.

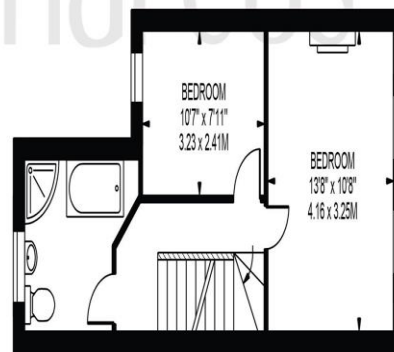
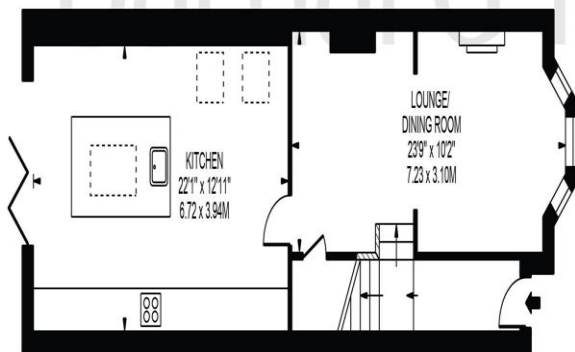
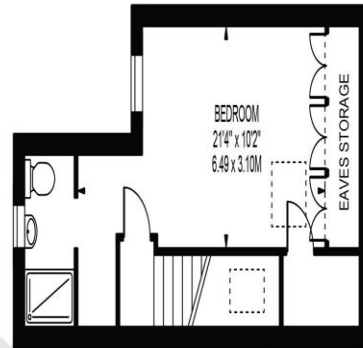


BURLINGTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1310 SQ.FT • 121.70 SQ.M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 31 SQ.FT • 2.88 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

Burlington Road, Thornton Heath

- End-terrace
- Three bedrooms
- Impressive kitchen
- Private rear garden
- Three floors
- Closeby to Thornton Heath Station (Zone 4)

Tenure: Freehold EPC Rating: C

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113945



Property Ref:
THH113945 - 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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