



Stratford Road, Thornton Heath CR7 7QL

welcome to

Stratford Road, Thornton Heath

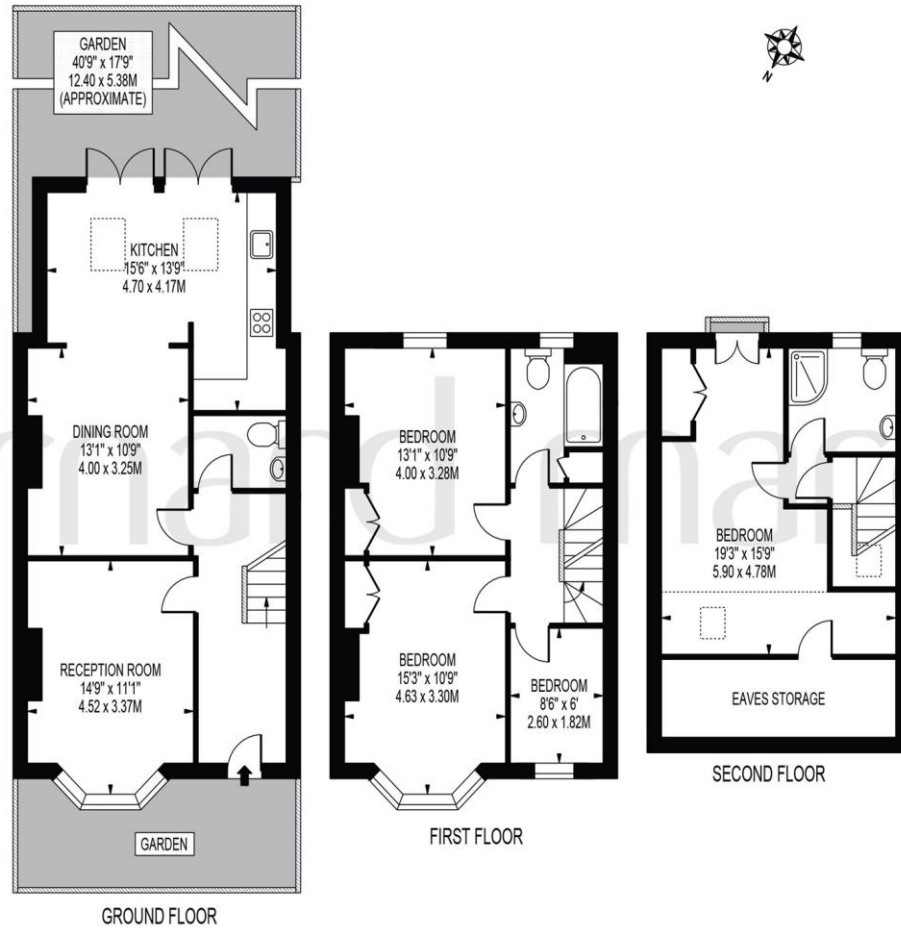
A delightful four-bedroom family home is located on the cusp of the desirable Scotts Estate and moments from the amenities and transport on London Road. This home comprises of four generously sized bedrooms, spacious reception rooms, a bright and airy kitchen diner, rear garden, and a loft room with en suite which can be utilised as a guest room or office space. The character is plentiful within this home with original features throughout and very little decoration needed. Located within easy reach of Thornton Heath train station, the property offers excellent transport links for a quick commute. The vibrant local high street is just moments away, offering a wide range of shops and amenities to cater to daily needs. For leisure, residents can take advantage of the nearby Thornton Heath Recreation Ground and Leisure Centre, providing ample space for outdoor activities and relaxation. Families will benefit from the proximity to Winterbourne Boys Academy and Harris Academy, ensuring a choice of excellent schools within easy reach.



STRATFORD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1470 SQ FT - 136.58 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 142 SQ FT - 13.19 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.

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Stratford Road, Thornton Heath

- Mid-terrace
- Four-bedrooms
- Two bathrooms & additional w/c
- No chain
- Close by to Thornton Heath Station

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113965



Property Ref:
THH113965 - 0004

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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