



**Mersham Road, Thornton Heath CR7 8NS**



**welcome to**

## **Mersham Road, Thornton Heath**

Superb, four-bedroom family home in a sought after location, which is conveniently located close to a range of amenities, including shops and Thornton Heath Station. This beautifully presented home has a modern, stylish decor, ample storage and comprises of four bedrooms and two bathrooms across the first floor & second floor, and on the ground floor an impressive reception with a working fireplace, a fantastic kitchen diner leading to an amazing well-kept garden. This property will make a divine home for anyone, and an internal viewing is highly recommended to avoid disappointment and to truly appreciate what this lovely property has to offer!



## MERSHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1260 SQ FT - 117.03 SQ M  
(INCLUDING EAVES STORAGE)

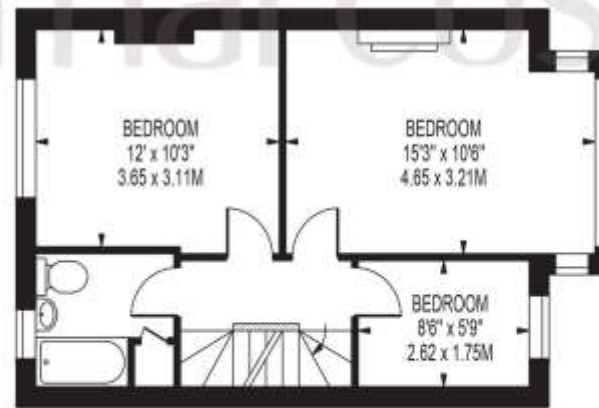
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 19 SQ FT - 1.74 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST 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.



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## **Mersham Road, Thornton Heath**

- End-terrace
- Four bedroom
- Two bathrooms
- Private garden
- Nearest station is Thornton Heath Station (Zone 4)

Tenure: Freehold EPC Rating: E

# £550,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114141](https://barnardmarcus.co.uk/Property/THH114141)



Property Ref:  
THH114141 - 0003

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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