



**Manchester Road, Thornton Heath CR7 8NH**

**welcome to**

## **Manchester Road, Thornton Heath**

*Three-bedroom, mid-terrace family home in Thornton Heath with no onward chain.*

Situated in a quiet & ever popular residential road within a 3-to-10-minute walk of most local amenities including Thornton Heath Train Station, lots of bus routes, local shops, supermarket, leisure centre & well-regarded schools. This spacious 3-bedroom terraced house benefits from good sized rooms throughout, a conservatory to the rear, A brick & timber outside office & studio, a large upstairs shower room & high ceiling. The property benefits from modernisation but does need some redecoration. Highly Recommended!

- Three-Bedroom
- Mid-Terrace
- No Chain
- High Ceilings
- Good Local Amenities
- Good Transport Links

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

**£400,000**

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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.

**Property Ref:**

THH114228 - 0002

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**020 8683 0190**



[thorntonheath@barnardmarcus.co.uk](mailto:thorntonheath@barnardmarcus.co.uk)



4-5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**