



Lyndhurst Road, Thornton Heath CR7 7PU

welcome to

Lyndhurst Road, Thornton Heath

****3 RECEPTIONS | 3 BEDROOMS | NO CHAIN | MID-TERRACED HOUSE****

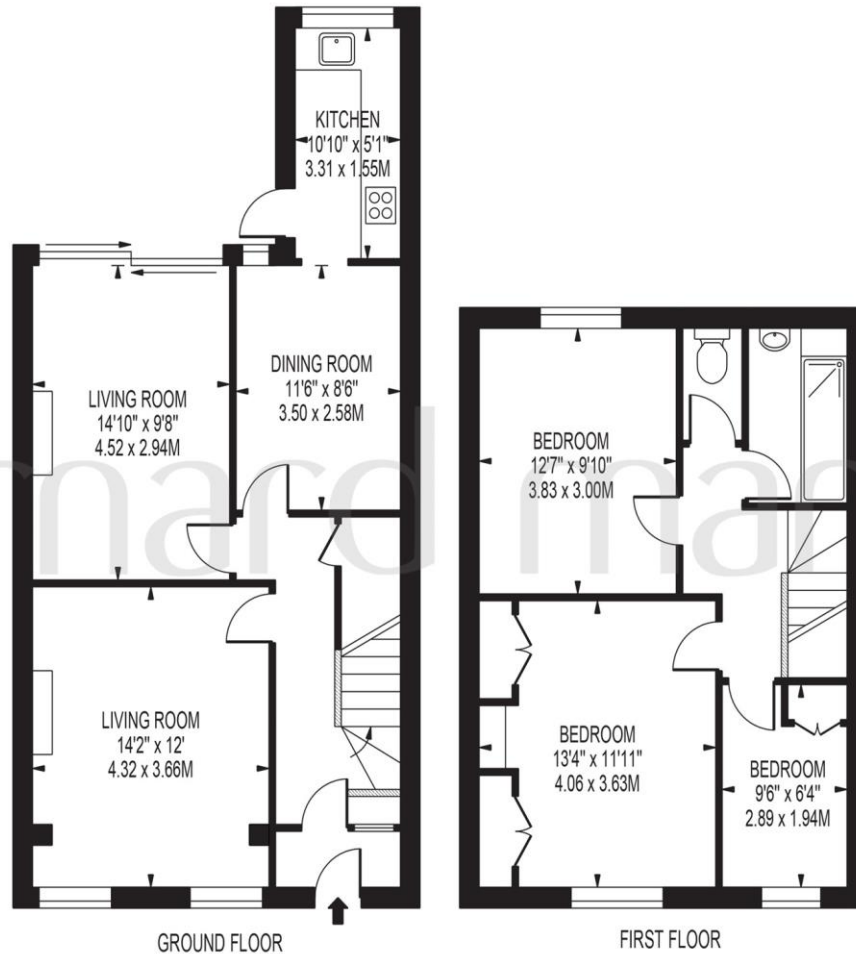
Barnard Marcus are delighted to present this amazing 3-bedroom, 3-reception house. This has a well-sized dining room, ideal for family meals and gatherings. The property boasts a galley kitchen, opening onto a private rear garden with access to a brick shed. Upstairs, the first-floor features three generously sized bedrooms, a family bathroom, and an additional separate W/C, ensuring ample space and functionality. This home offers a fantastic opportunity for families or investors alike, with no onward chain and a superb location close to local amenities, schools, and transport links.



Situated within easy access of Thornton Heath station, variety of shops and amenities including supermarkets on your doorstep, restaurants, leisure centre and much more. Croydon University hospital is also within a short walk, and Croydon town centre. An additional benefit is this home, comes onto the market with no onward chain, so early viewings are advised to avoid disappointment!

LYNDHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1077 SQ FT - 100.08 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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Lyndhurst Road, Thornton Heath

- 3 RECEPTIONS
- NO CHAIN
- 3 LARGE BEDROOMS
- MID-TERRACED HOUSE
- ACCESS TO OUTDOOR SHED/STORAGE AREA
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL SCHOOLS

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114136



Property Ref:
THH114136 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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