



Weybridge Road, Thornton Heath CR7 7LN

welcome to

Weybridge Road, Thornton Heath

Spacious three-bed, end-terrace with parking, garden with no onward chain and would make an ideal for first-time buyers, growing families, or investors. Welcome to this well presented three-bedroom end-of-terrace family home, offering bright and spacious accommodation throughout and situated in a highly sought-after residential area. Upon arrival, you're greeted with the convenience of off-street parking and a welcoming porch that leads into a well sized hallway. To the left, a light-filled reception room provides a relaxing space for the whole family.

Adjacent is a generously sized dining room, ideal for entertaining, and straight ahead you'll find a fully fitted kitchen. Both the kitchen and dining room offer direct access to a low-maintenance, well-kept rear garden-perfect for outdoor dining and relaxation-with the added bonus of an external storage cupboard.



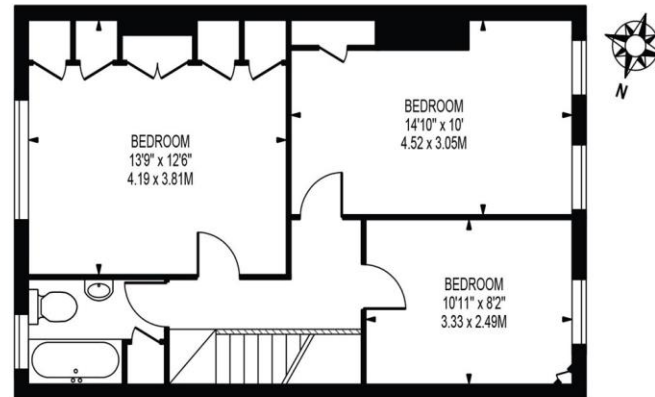
Upstairs comprises three well-proportioned double bedrooms, including a master bedroom with built-in wardrobes. Completing the first floor is a fully tiled three-piece family bathroom. Additional benefits include side access to the rear garden, bright and airy interiors, and a fantastic location close to a wide range of local amenities. Families will appreciate the proximity to well-rated Ofsted schools, GP surgeries, dental practices, and Croydon University Hospital. Commuters will also love the location, with Thornton Heath Station just a short walk away, providing direct links to Central London and other key destinations. This delightful home is ideal for first-time buyers, growing families, or investors. Early viewing is highly recommended to fully appreciate everything this property has to offer.

WEYBRIDGE ROAD

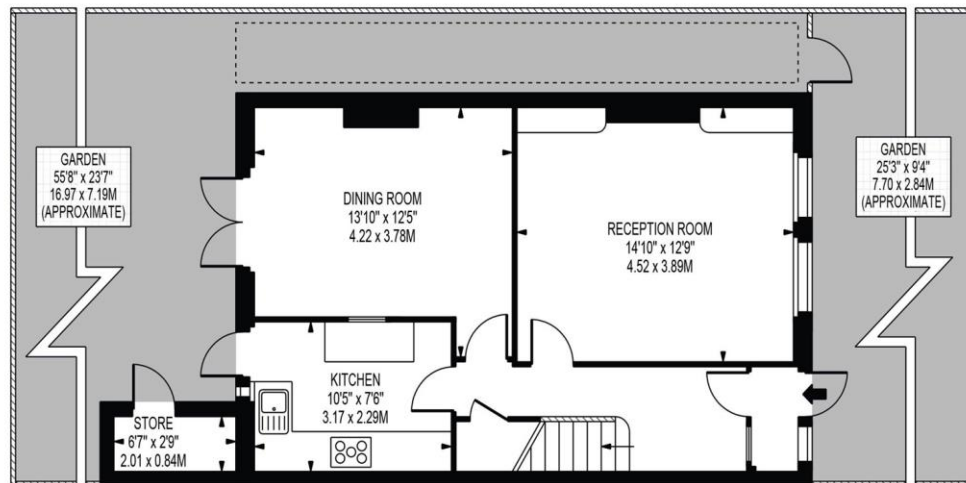
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1057 SQ FT - 98.20 SQ M

(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 18 SQ FT - 1.69 SQ M



FIRST FLOOR



GROUND 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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Weybridge Road, Thornton Heath

- Three double bedrooms
- NO CHAIN
- End-of-terrace
- Off-street parking
- Two-receptions
- Low-maintenance garden
- Side access and outside storage
- Walkable to Thornton Heath Station (Zone 4)

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

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114223



Property Ref:
THH114223 - 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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