



Broughton Road, Thornton Heath CR7 6AG

welcome to

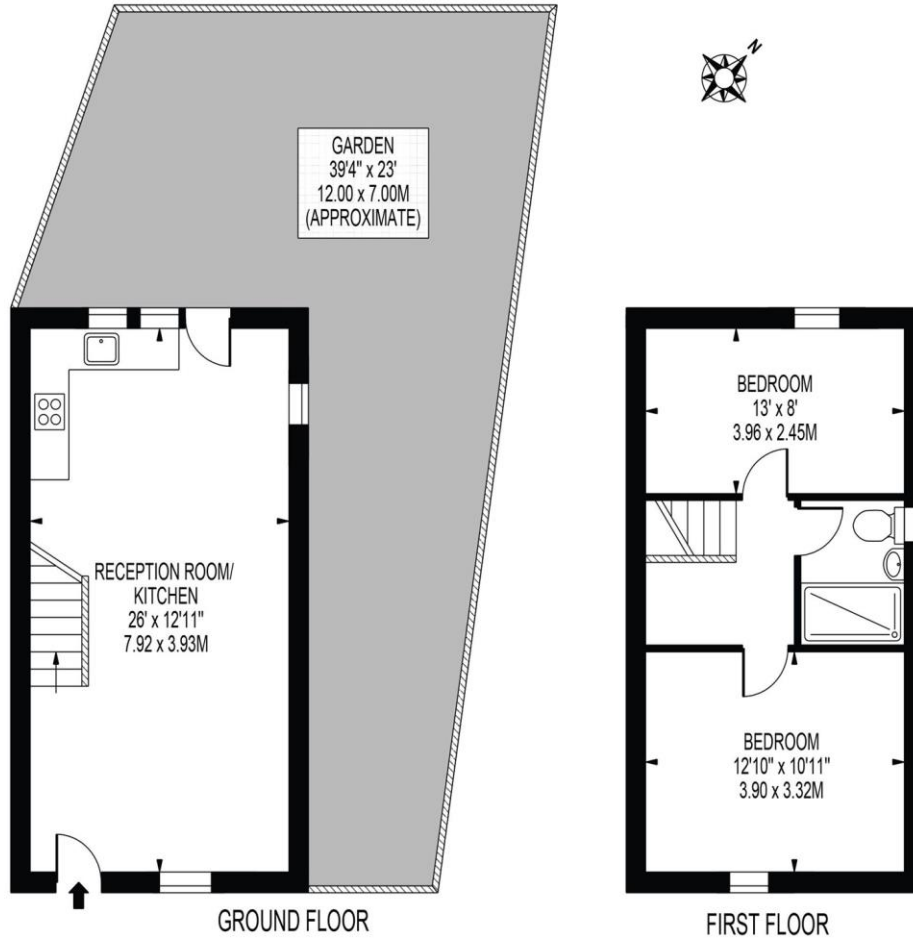
Broughton Road, Thornton Heath

A stylish two-bedroom house with a private garden with side access, located in a prime location! Perfect for first-time buyers or young professionals, this charming home offers two spacious double bedrooms, a modern upstairs bathroom, and a bright open-plan reception area - ideal for entertaining or unwinding after a busy day. The living space opens directly onto a generous private rear garden, complete with side access, making it perfect for summer BBQs, gardening, or simply enjoying some outdoor peace. Located in a well-connected area, you'll have easy access to a wide range of local shops, cafes, and everyday amenities. Commuters will love the excellent transport links, with direct bus routes into Brixton, Streatham, and East Croydon, plus several railway stations - including West Croydon, Thornton Heath, and Selhurst - all within a 1-mile radius. This is a fantastic opportunity to step onto the property ladder in a vibrant, up-and-coming part of South London.



BROUGHTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 680 SQ FT - 63.20 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.



welcome to

Broughton Road, Thornton Heath

- Two double bedrooms
- Modern décor
- Upstairs bathroom
- Great transport links
- End Terrace

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113796



Property Ref:
THH113796 - 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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