



Parchmore Road, Thornton Heath CR7 8LW

welcome to

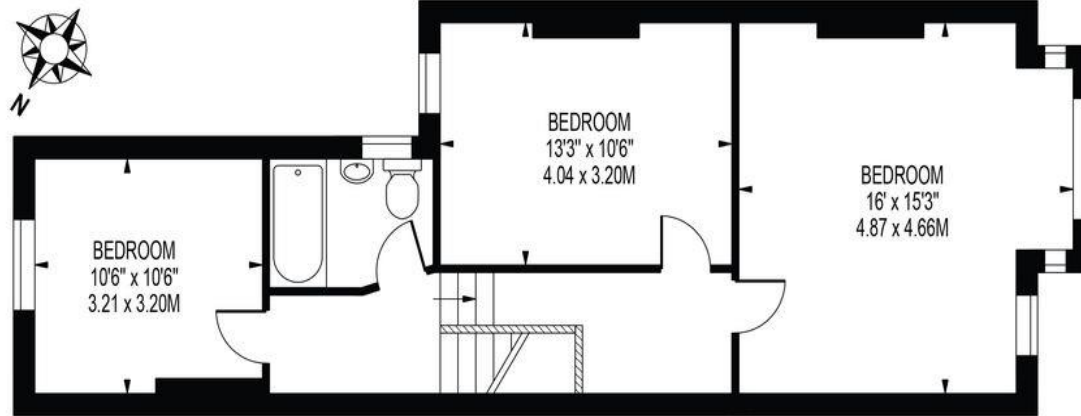
Parchmore Road, Thornton Heath

Spacious and versatile freehold home-originally a 3-bed, now smartly arranged as 5 bedrooms, ideal for families or rental investors. Positioned on the well-connected and vibrant Parchmore Road, this spacious freehold property offers exceptional flexibility and scope. Originally designed as a three-bedroom home, it is currently arranged as five bedrooms, making it ideal for larger families, multi-generational living, or as a high-yield investment opportunity. The ground floor comprises a bright and welcoming reception room, a well-proportioned kitchen, a utility room, and a ground floor bathroom. Two additional rooms on this level are currently being used as bedrooms, but could easily function as home offices, guest rooms, or additional living space. Upstairs, the home retains its original three-bedroom configuration with generously sized rooms and a central family bathroom. The layout offers a natural flow, with large windows ensuring an abundance of natural light throughout. Parchmore road is within walking distance to Thornton Heath train station providing access into Central London and close to local amenities including gyms, swimming facilities, library, cafes, bars, and restaurants. A fantastic opportunity to acquire a versatile property in a popular area - ready to suit a range of lifestyles or investment goals.

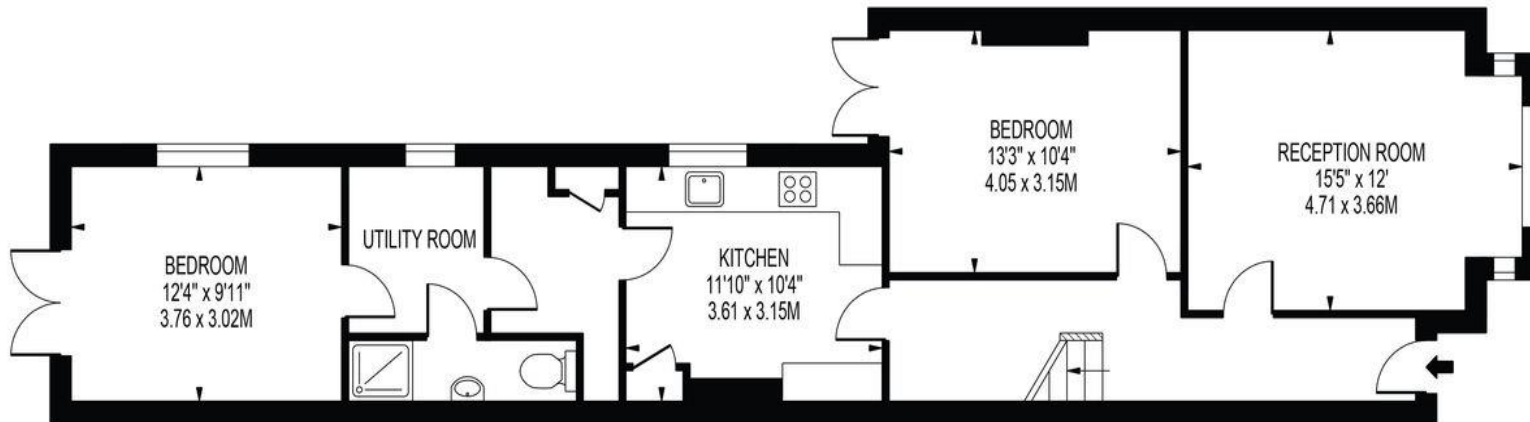


PARCHMORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1461 SQ FT - 135.70 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.

Kitchen

11' 10" maximum and into cupboard x 10' 4" maximum (3.61m maximum and into cupboard x 3.15m maximum)

Reception

15' 5" into recess x 10' 4" (4.70m into recess x 3.15m)

Ground Floor Room

12' 4" x 9' 11" (3.76m x 3.02m)

Ground Floor Room

13' 3" into recess x 10' 4" (4.04m into recess x 3.15m)

Bedroom

10' 6" x 10' 6" maximum (3.20m x 3.20m maximum)

Bedroom

13' 3" into recess x 10' 6" (4.04m into recess x 3.20m)

Bedroom

16' into recess x 15' 3" into recess (4.88m into recess x 4.65m into recess)

welcome to

Parchmore Road, Thornton Heath

- Freehold property with spacious internal layout
- Originally a 3-bedroom home, currently used as 5 bedrooms
- Two bathrooms, one on each floor
- Flexible ground floor spaces adaptable to various needs
- Ideal for families, sharers, or investors
- Convenient location with excellent transport links and nearby amenities
- Within walking distance to Thornton Heath train station
- Close to local amenities including gyms, swimming facilities, library, cafes, bars, and restaurants

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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114315



Property Ref:
THH114315 - 0013

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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk