



**Nutfield Road, Thornton Heath CR7 7DN**

**welcome to**

## **Nutfield Road, Thornton Heath**

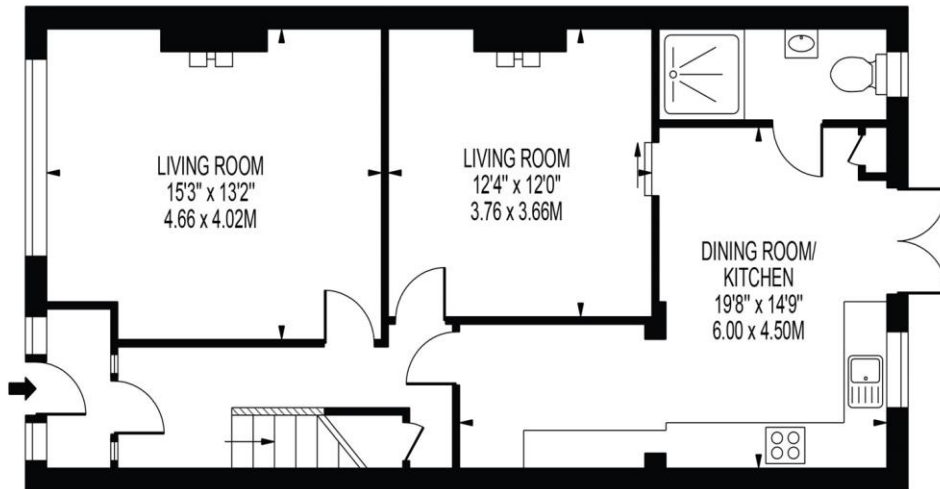
Presenting a beautifully proportioned 3 bedroom family home, set on a quiet sought-after residential road in the heart of Thornton Heath. Set on a quiet residential street in the heart of Thornton Heath, this spacious and well-laid-out family home offers a fantastic opportunity for comfortable living and future potential. The property boasts three well-proportioned bedrooms and a modern family bathroom upstairs, while the ground floor features a bright formal lounge, separate dining room, a fitted kitchen, and direct access to a private rear garden- ideal for entertaining or relaxing outdoors. Additional highlights include a convenient downstairs bathroom and ample built-in storage throughout.



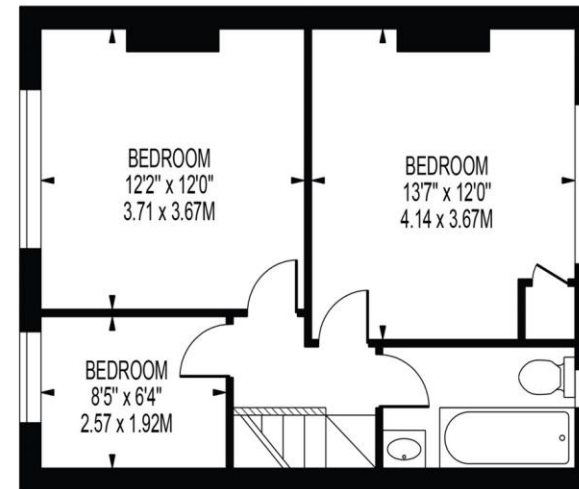
Perfectly positioned for commuters and families alike, the home is just a short walk from Thornton Heath Station (Zone 4), providing easy links into Central London. It also sits within the catchment of well-regarded local schools, including St James the Great RC Primary & Nursery School and Harris Academy Merton, both rated 'Good' (4) by Ofsted\*. This property further benefits from having off street parking and is a superb opportunity to own a versatile and well-connected home in a thriving South London neighbourhood. internal viewings are highly recommended to avoid disappointment and to fully appreciate what this home has to offer!

# NUTFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1205 SQ FT - 111.94 SQ M



GROUND FLOOR



FIRST 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.

## Living Room (1)

15' 3" maximum x 13' 2" into bay ( 4.65m maximum x 4.01m into bay )

## Living Room (2)

12' 4" into bay x 12' ( 3.76m into bay x 3.66m )

## Kitchen/Dining

Irregular Shaped Room 19' 8" Maximum x 14' 9" Maximum ( 5.99m Maximum x 4.50m )

## Bedroom

12' 2" into recess x 12' ( 3.71m into recess x 3.66m )

## Bedroom

13' 7" into recess x 12' ( 4.14m into recess x 3.66m )

## Bedroom

8' 5" x 6' 4" ( 2.57m x 1.93m )

welcome to

## Nutfield Road, Thornton Heath

- Off street Parking
- 3 double bedrooms
- Walking distance to transport links
- Two bathroom
- Private garden
- Close by to good local schools
- WC Downstairs

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

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114310](https://barnardmarcus.co.uk/Property/THH114310)



Property Ref:  
THH114310 - 0012

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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