



Warlingham Road, Thornton Heath CR7 7DE

welcome to

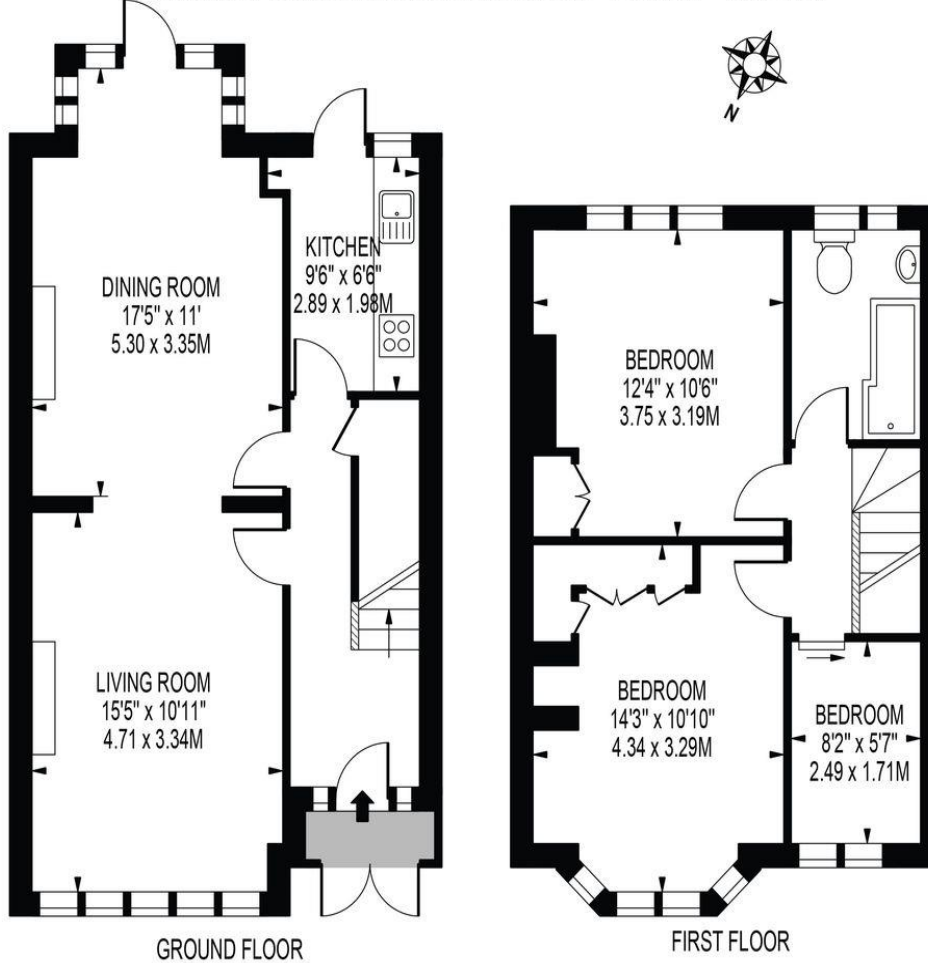
Warlingham Road, Thornton Heath

Barnard Marcus are delighted to present this three-bedroom end-of-terrace family home, ideally located within walking distance of Brigstock Road. The property offers convenient access to excellent public transport links, including both train and bus services. Inside, the home features a welcoming reception room, a separate dining room, a well-appointed kitchen, three generous bedrooms, and a family bathroom on the upper floor. A particular highlight of this property is the spacious private garden-perfect for keen gardeners or outdoor entertaining. Early viewing is highly recommended-don't miss out!



WARLINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 925 SQ FT - 85.90 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.

Kitchen

9' 6" maximum x 6' 6" into recess (2.90m maximum x 1.98m into recess)

Living Room

15' 5" x 10' 11" into recess (4.70m x 3.33m into recess)

Dining Room

17' 5" into bay x 11' into recess (5.31m into bay x 3.35m into recess)

Bedroom

10' 6" into recess x 12' 4" (3.20m into recess x 3.76m)

Bedroom

14' 3" into wardrobe x 10' 10" maximum (4.34m into wardrobe x 3.30m maximum)

Bedroom

8' 2" x 5' 7" (2.49m x 1.70m)



welcome to

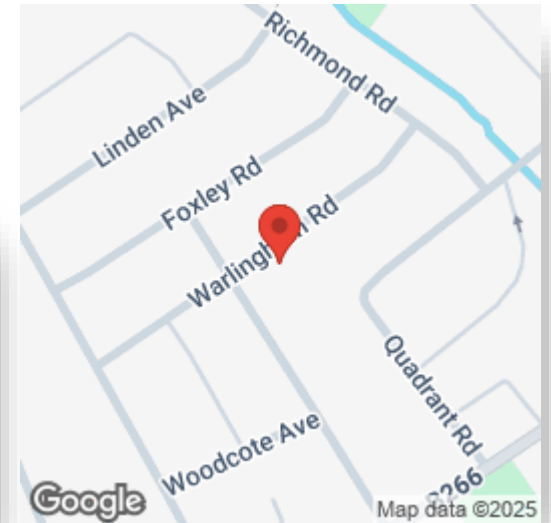
Warlingham Road, Thornton Heath

- Three bedrooms
- Upstairs Bathroom
- Close to Thornton heath station
- Close to local amenities
- Catchment area for sought after schools

Tenure: Freehold EPC Rating: C
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/THH114317



Property Ref:
THH114317 - 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.

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.



barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk