



Kynaston Road, Thornton Heath CR7 7AZ

welcome to

Kynaston Road, Thornton Heath

A spacious end-of-terrace house near Thornton Heath station, offering generous living space, double bedrooms, and potential for renovation or extension. Ideal for families or investors, with great transport links and local amenities nearby. Situated walking distance to Thornton Heath station, this spacious end-of-terrace house offers a fantastic opportunity for those looking to create their ideal home. With generously sized double bedrooms and two versatile reception rooms, the property is perfect for families or investors. It presents a true blank canvas-ideal for anyone wanting to put their own stamp on a property. The generous internal layout allows for flexible use of space, with scope to reconfigure or extend (subject to planning permission) to suit your needs. As an end-of-terrace, the property benefits from added natural light, increased privacy, and convenient side access. Whether you're looking to renovate for your own use or as a project with investment potential, this home ticks all the boxes. Conveniently located close to local shops, schools, and amenities, with direct transport links into central London from nearby Thornton Heath station, this property combines great location with huge potential.

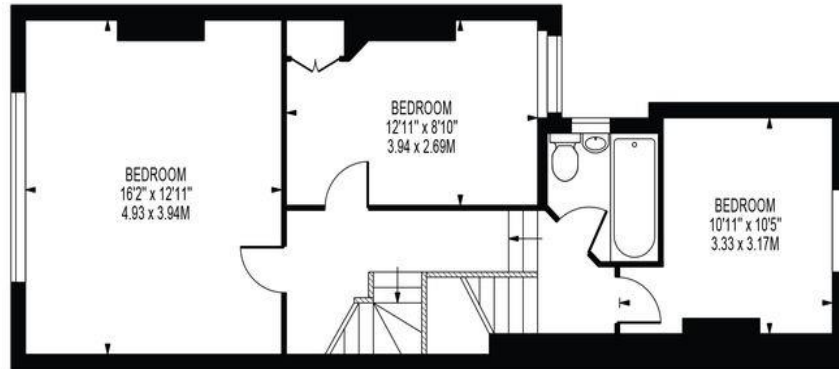


KYNASTON ROAD

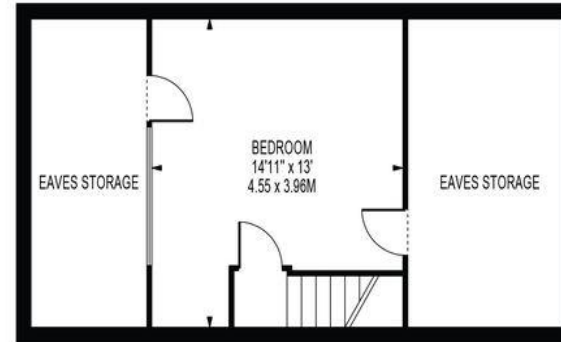
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1734 SQ FT - 161.09 SQ M

(INCLUDING EAVES STORAGE)

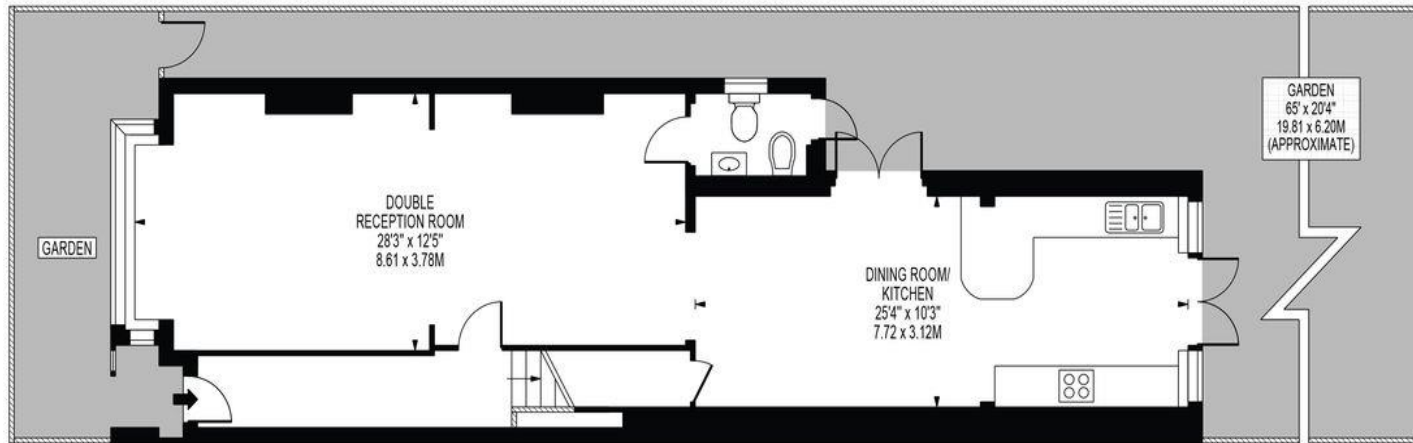
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 210 SQ FT - 19.51 SQ M



FIRST FLOOR



SECOND 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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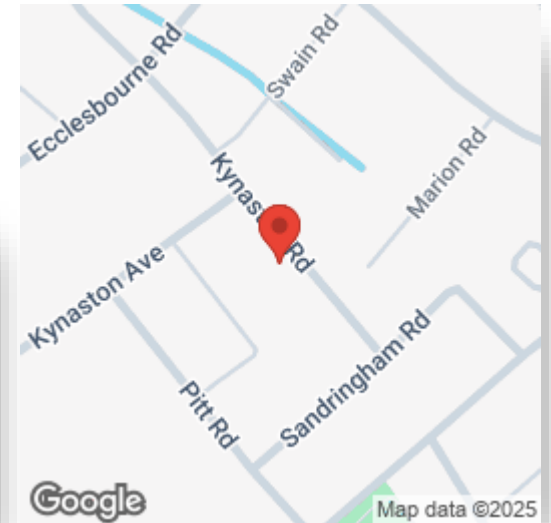
Kynaston Road, Thornton Heath

- 4 Double Bedroom
- Chain Free
- Walking distance to Thornton Heath station
- End Terrace
- Well sized garden

Tenure: Freehold EPC Rating: E
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/THH113257



Property Ref:
THH113257 - 0007

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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