



Moffat Road, Thornton Heath CR7 8PW

welcome to

Moffat Road, Thornton Heath

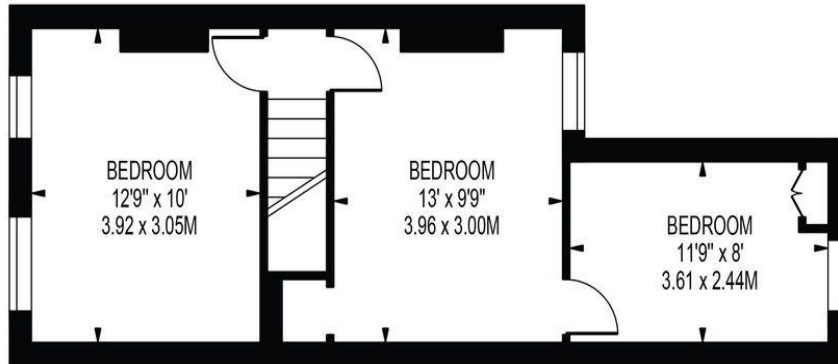
A well-proportioned three-bedroom home in Thornton Heath offering bright living spaces, modern kitchen, two bathrooms, and private gardens — all within easy reach of transport, schools, and local amenities. Located on a quiet residential street in Thornton Heath, this well-presented home on Moffat Road opens into a bright hallway that leads to the living and dining areas. The entrance is practical and welcoming, with stairs leading to the upper floor. Offering around 882 square feet of internal space, the ground floor includes a spacious living room with large windows and a separate dining room ideal for entertaining. The rear kitchen has ample storage with access to the private garden and bathroom. Upstairs, there are three bedrooms, including a generous master and two additional rooms suitable for family, guests, or working from home. The bathroom is located on the ground floor and features a clean white suite, with a separate WC. The property also benefits from front and rear gardens, providing private outdoor space for relaxing or entertaining.



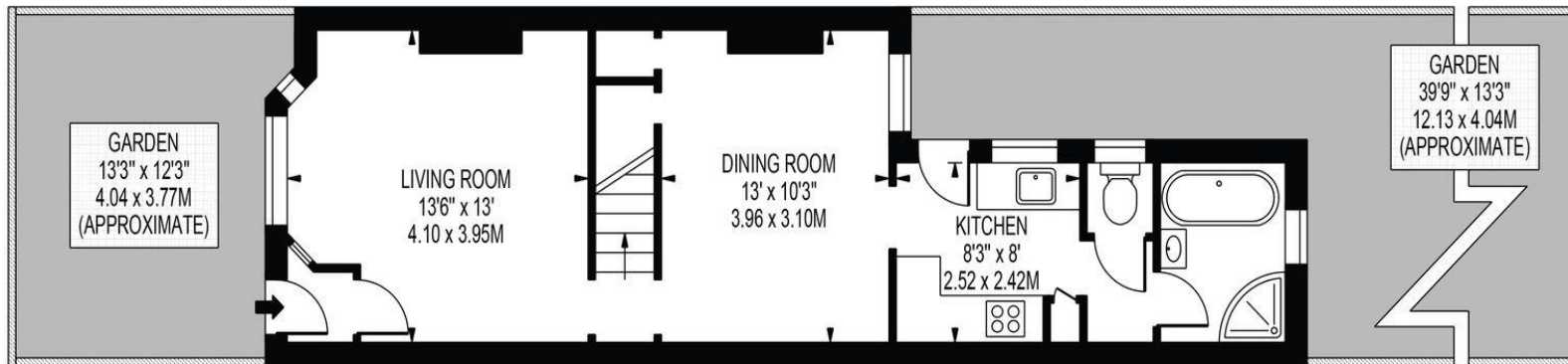
Moffat Road is ideally placed for transport and amenities. Thornton Heath station is nearby, offering direct links into Central London, and several bus routes serve the area. Shops, cafes, and restaurants are within walking distance, and families will find a good selection of schools close by. Healthcare facilities, including hospitals and clinics, are easily accessible, and nearby parks and green spaces add to the appeal of this well-connected and vibrant neighbourhood.

MOFFAT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 882 SQ FT - 81.98 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.

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Moffat Road, Thornton Heath

- Spacious three-bedroom layout
- Bright living and dining rooms
- Downstairs bathroom with separate w/c
- Private rear gardens
- Off-street parking
- Close to Thornton Heath station
- Near schools, shops, and parks
- Ideal for families or first-time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114481



Property Ref:
THH114481 - 0004

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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