



Richmond Road, Thornton Heath CR7 7QB

welcome to

Richmond Road, Thornton Heath

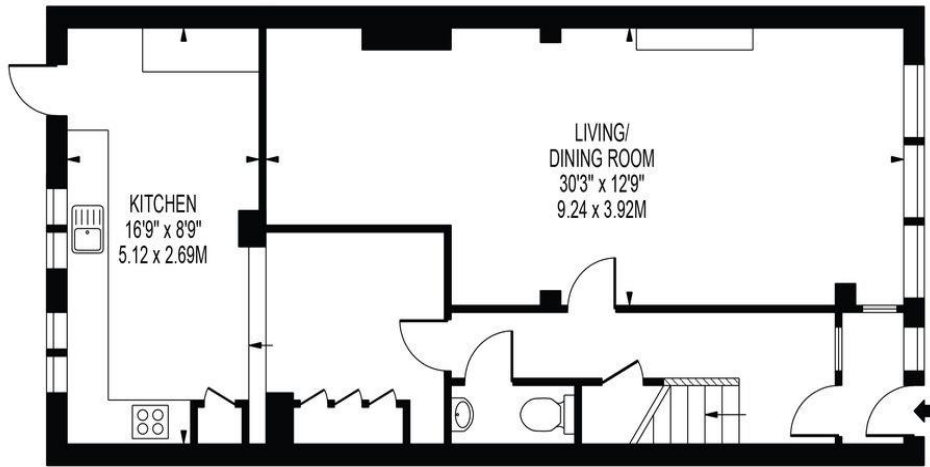
An impressively spacious three-bedroom home with stylish interiors, a generous private garden, and superb transport links — perfectly positioned in vibrant Thornton Heath. Welcome to this generously sized three-bedroom home located on Richmond Road, CR7. Spanning approximately 1258 sq ft, the property offers a well-balanced layout ideal for family living with the potential for loft extension (subject to planning permission). On the ground floor, you'll find a large separate kitchen with contemporary fittings, alongside an expansive open-plan living and dining area that stretches over 30 feet—perfect for entertaining or relaxing. A convenient downstairs WC adds practicality to the layout.



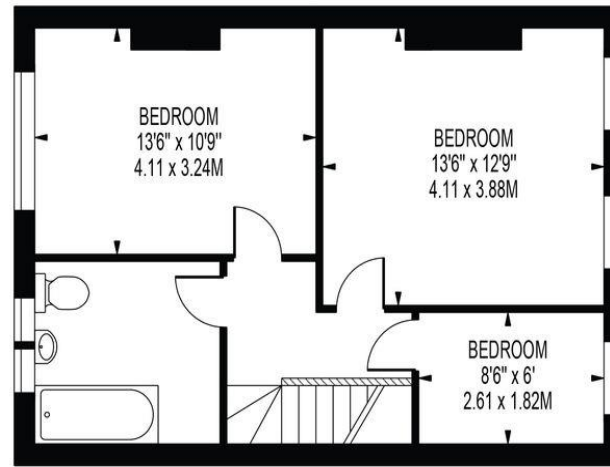
Upstairs, the property features three well-proportioned bedrooms, including two spacious doubles and a third ideal as a child's room or home office. A modern family bathroom completes the first floor. The interiors are in good standard, with wooden flooring and neutral décor. Outside, the home benefits from a well-maintained private garden, offering a peaceful retreat and space for outdoor enjoyment. Situated in Thornton Heath, this property enjoys excellent connectivity. Thornton Heath Station is nearby, providing direct rail links to London Victoria and London Bridge, making commuting into Central London quick and convenient. Multiple bus routes also serve the area. Local amenities are plentiful, with shops, supermarkets, cafes, and restaurants all within walking distance. Families will appreciate the proximity to good local schools and Grangewood Park, a lovely green space perfect for weekend strolls and outdoor activities.

RICHMOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1258 SQ FT - 116.85 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.



welcome to

Richmond Road, Thornton Heath

- Mid-terrace
- Three spacious bedrooms
- Large open-plan living/dining area
- Private rear garden
- Contemporary bathroom + downstairs WC
- Wooden flooring throughout
- Approx. 1258 sq ft of living space
- Close to Thornton Heath Station and bus routes

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114495



Property Ref:
THH114495 - 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.

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