



Norwich Road, Thornton Heath CR7 8NA

welcome to

Norwich Road, Thornton Heath

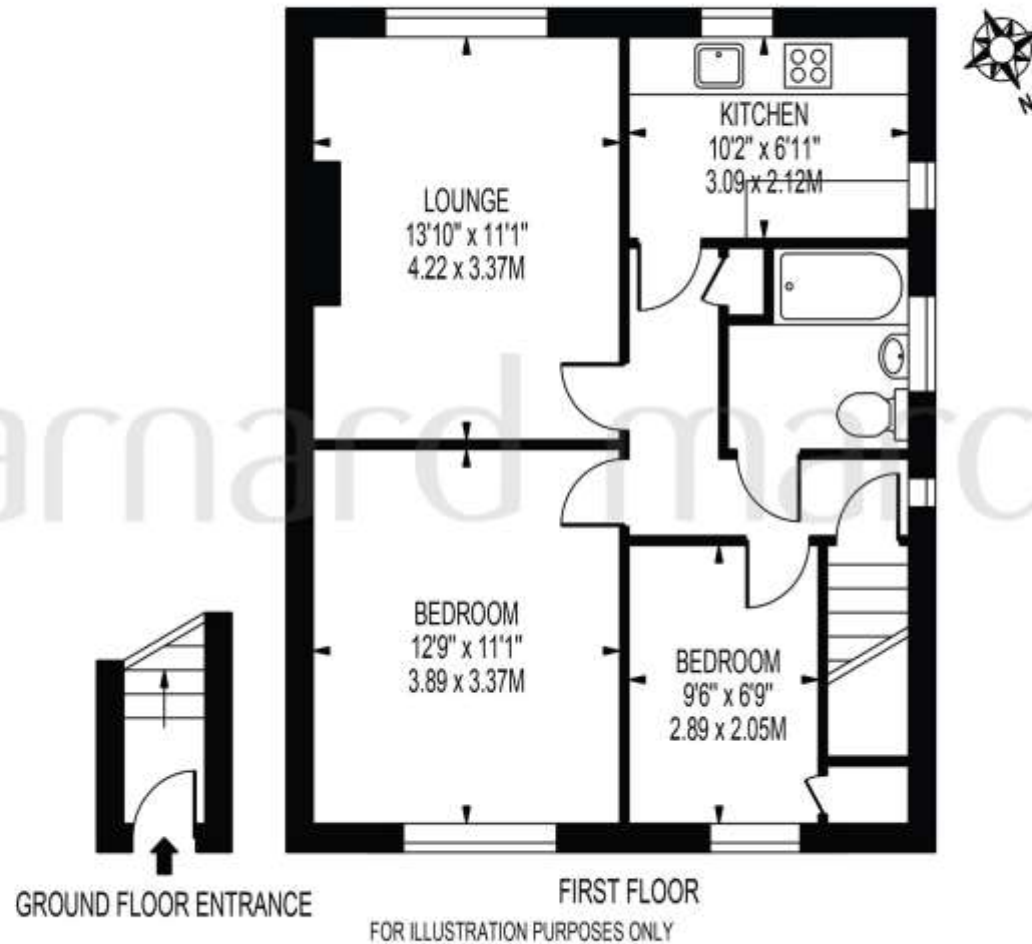
Nestled in the heart of Thornton Heath, this well presented two-bedroom ground floor conversion flat offers a perfect blend of modern living and convenience. - Don't miss out on this fantastic opportunity- contact us today to arrange a viewing. Situated in a sought-after location, the property is just moments away from Thornton Heath High Street, providing excellent transport links, local amenities, and a vibrant community atmosphere.



Upon entering through the ground floor entrance, you are welcomed by a hallway that grants access to all rooms within this superb home. The accommodation comprises two generously sized bedrooms, each offering ample space for furnishings and natural light that enhances the bright and airy feel of the home. The lounge is a standout feature, boasting a spacious layout ideal for relaxation and entertaining. Adjacent to the living area, the fully fitted kitchen is equipped with modern appliances, ample storage, and stylish finishes, making it perfect for home cooking and dining. The property also benefits from a contemporary three-piece bathroom. One of the key highlights of this home is the private garden, a rare and valuable outdoor space ideal for unwinding, entertaining, or even creating a personal green haven. Additional benefits include modern décor throughout, gas central heating, and double glazing, ensuring both style and efficiency. The location is second to none, with Thornton Heath Station just a short walk away, providing direct links to London Victoria and London Bridge, making it an excellent choice for commuters. The area also offers a wide selection of supermarkets, cafes and other essential amenities, catering to all lifestyle needs.

NORWICH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 600 SQ FT - 55.78 SQ M



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- Ground-floor
- Two-bedrooms
- Modern
- Garden
- Close to Thornton Heath Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114074



Property Ref:
THH114074 - 0002

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.



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