

Mersham Road, Thornton Heath, CR7 8NT



£340,000



Maisonette

- Ground Floor Character Style Maisonette
- Situated In A Side Road
- Double Glazing
- Refitted Kitchen & Bathroom
- Thornton Heath BR/Overground Station Serves The Area
- Two Bedrooms & Two Separate Reception Rooms
- Near To Grangewood Park
- Gas Central Heating With Radiators
- Good Decorative Order Throughout
- Share Of Freehold & A Very Long Lease

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This impressive ground-floor, two-bedroom, two-reception room, period-style maisonette is set in a characterful building, offering direct access to a private rear garden. Located on a tranquil side road near the desirable Grangewood Park area, featuring a spacious, bright living room with a character style fire surround, built-in cupboards, shelving, and wooden floorboards. There is a separate dining room leading to the kitchen/utility room which opens on to a patio style garden with a summerhouse equipped with electricity. The property includes two generously sized bedrooms and a bathroom with a white suite and tiled walls along with a separate WC. Leisure options are nearby at Grangewood Park, with Thornton Heath High Street and the Crystal Palace Triangle easily accessible. Thornton Heath BR Station provides convenient links to London. Viewing is highly recommended.

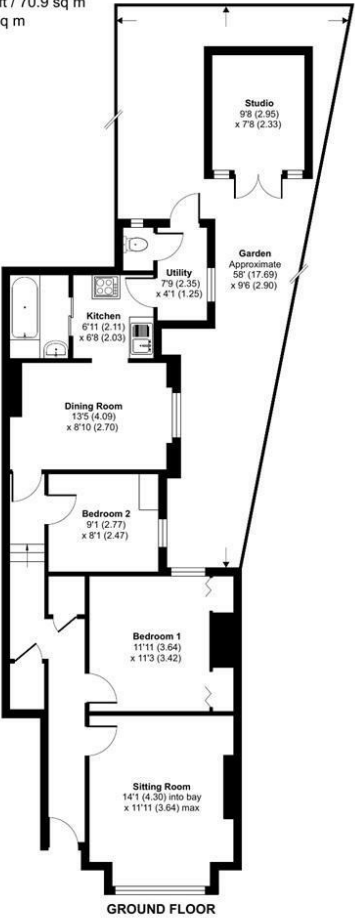
Leasehold: 999 years from 29th September 2008 (In excess of 900 years) - Share of Freehold - Ground Rent: peppercorn - Service charge: On an as & when basis (50/50 split with the property upstairs) EPC Rating D - Council Tax Band C

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

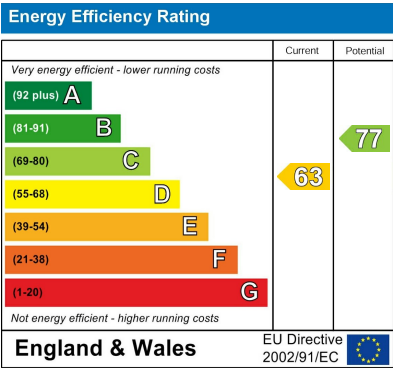
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Approximate Area = 764 sq ft / 70.9 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 837 sq ft / 77.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Home Castle. REF: 1225967



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