



Jamaica Road, Thornton Heath, CR7 7HD

Offers Over £460,000

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Introducing this desirable 3 bedroom mid-terraced house on Jamaica Road, Thornton Heath. This property boasts gas central heating, a fitted kitchen, a modern family bathroom, and flat garden access via the conservatory with back access through jamaica road for outdoor enjoyment.

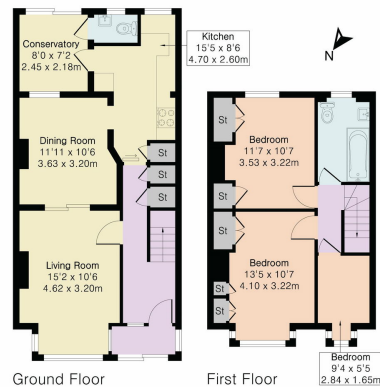
Situated on a quiet residential street, Jamaica Road offers a convenient and well-connected location in the vibrant community of Thornton Heath. With Thornton Heath Station just a short walk away, commuters will appreciate the fast and direct transport links to London Victoria and London Bridge.

Surrounded by local amenities such as supermarkets, shops, cafes, and restaurants, residents will have everything they need within easy reach. Families will also enjoy the proximity to well-regarded schools and green spaces like Grangewood Park and Norwood Grove, perfect for weekend walks and outdoor leisure.

This property is in good condition, needing a bit of renovation to unlock its full potential. Ideal for first-time buyers, growing families, or investors seeking strong rental potential in a high-demand area. Don't miss the opportunity to view this property and envision your own touches to make it your perfect home. Contact us today to arrange a viewing.



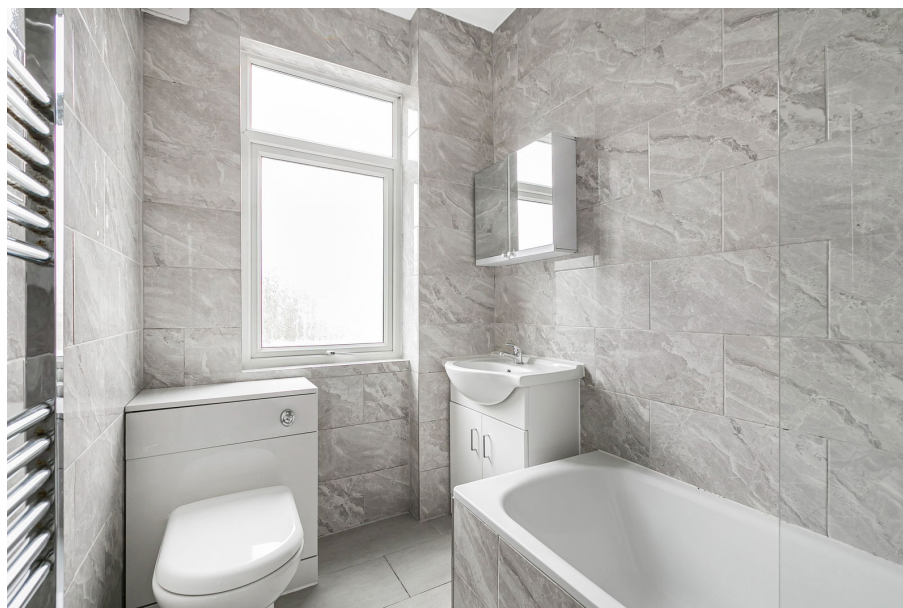
Approximate Gross Internal Area 971 sq ft - 90 sq m
Ground Floor Area 573 sq ft - 53 sq m
First Floor Area 398 sq ft - 37 sq m



- THREE BEDROOMS
- LIVING ROOM
- GAS CENTRAL HEATING
- DINING ROOM
- EPC - D
- FAMILY BATHROOM
- FITED KITCHEN
- FLAT GARDEN
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND - D



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
16 Jamaica Road THORNTON HEATH CR7 7HS	Energy rating D	Valid until 15 May 2028
		Certificate number: 7335-4325-5950-0015-0292
Property type Mid-terrace house		
Total floor area 88 square metres		

Rules on letting this property

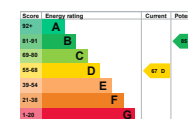
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificate/7335-4325-5950-0015-0292/print-view>

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YOUR LOCAL INDEPENDENT AGENT

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