



barnard marcus

Georgia Road, Thornton Heath, CR7 8DU

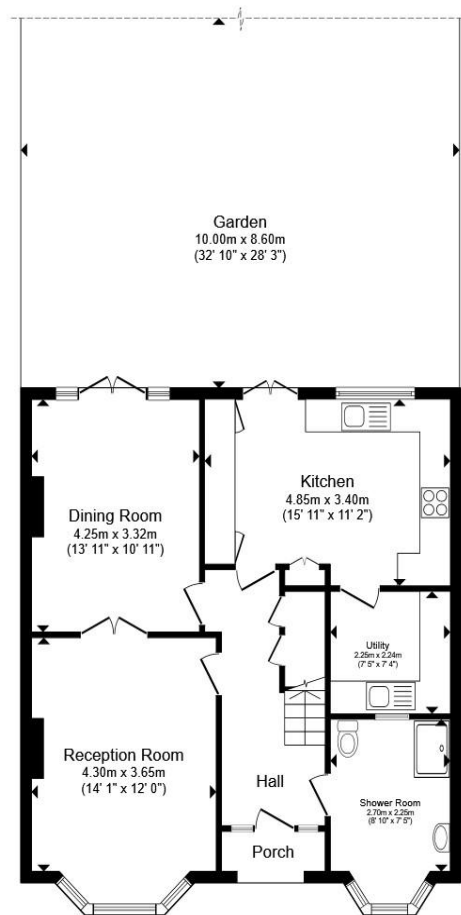
welcome to

Georgia Road, Thornton Heath

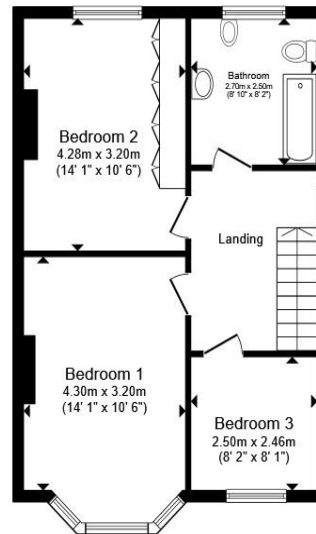
Spacious three-bedroom semi-detached home with two reception rooms, a large kitchen, two bathrooms, off-street parking and a generous rear garden, conveniently located close to transport links, schools and local amenities. Situated on popular Georgia Road, this spacious three-bedroom semi-detached home offers approximately 1,328 sq ft of accommodation. The property features two reception rooms, a large fitted kitchen, utility room, ground floor shower room and a family bathroom. Upstairs are three well-proportioned bedrooms, while externally the property benefits from off-street parking and a substantial rear garden measuring approximately 32ft x 28ft. Offering excellent potential to extend and enhance (STPP), this is an ideal family home in a convenient Thornton Heath location. Georgia Road is conveniently positioned for Thornton Heath Station, providing direct links into Central London. A variety of local shops, supermarkets and restaurants are nearby, while well-regarded schools including Ecclesbourne Primary and Harris Academy are within easy reach. Nearby green spaces include Grangewood Park, Norbury Park and Duppas Hill Recreation Ground.



Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 123.3 m² (1,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Georgia Road, Thornton Heath

- Three-bedroom semi-detached house
- 1,328 sq ft (123.3 sq m)
- Two reception rooms
- Large fitted kitchen
- Utility room
- Ground floor shower room
- Family bathroom
- Off-street parking & large rear garden

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

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THH114874 - 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.

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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