



Galpins Road, Thornton Heath CR7 6EJ

welcome to

Galpins Road, Thornton Heath

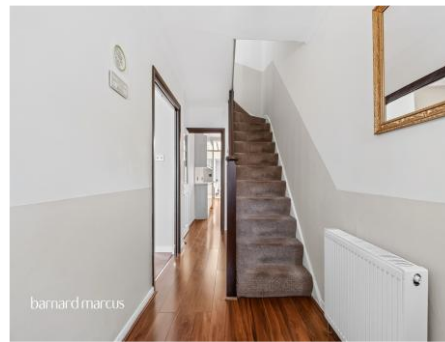
Spacious three/four-bedroom family home with two reception rooms, a large kitchen/dining room, loft room, two bathrooms, private garden and outbuilding, ideally located for transport, schools and amenities. Set on Galpins Road, this exceptionally well-presented family home offers generous accommodation arranged over three floors, extending to approximately 1,396 sq ft. The ground floor features two bright reception rooms and an impressive open-plan kitchen/dining room measuring over 19ft, creating the perfect space for family living and entertaining. A ground floor shower room adds further convenience. Externally, the property benefits from a private rear garden with a versatile outbuilding, ideal for storage, a gym or home working. To the front, there is a driveway providing off-street parking. Finished to a high standard throughout, this is a superb family home offering space, style and versatility in a well-connected location.

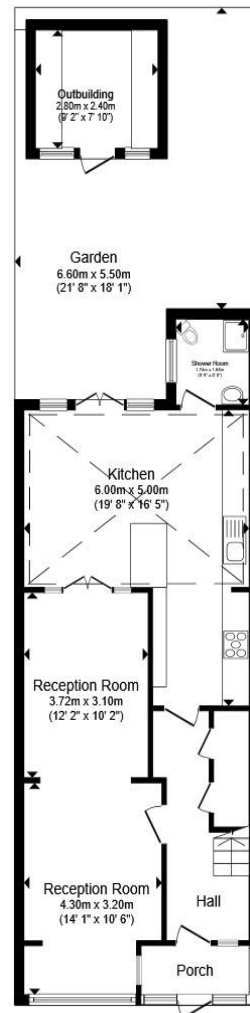


Galpins Road is conveniently located for local shops, schools and amenities. Thornton Heath, Mitcham Eastfields and Norbury stations are all within easy reach, providing links into Central London.

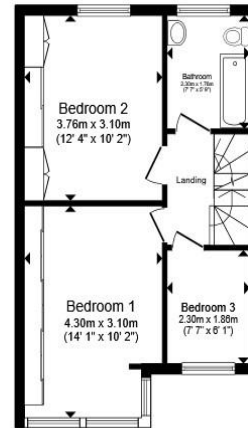
Nearby green spaces include Figges Marsh, Pollards Hill Park and Grangewood Park.

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.

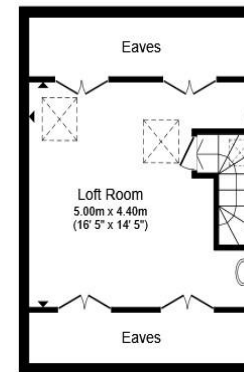




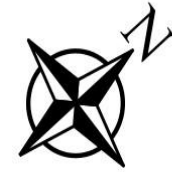
Ground Floor



First Floor



Second Floor



Total floor area 129.6 m² (1,396 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

welcome to

Galpins Road, Thornton Heath

- Three-bedroom family home
- Spacious loft room
- Approx. 1,396 sq ft (129.6 sq m)
- Two reception rooms
- Stunning kitchen/dining room
- Ground floor shower room & family bathroom
- Private rear garden with outbuilding
- Off-street parking to front driveway

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

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114939



Property Ref:
THH114939 - 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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