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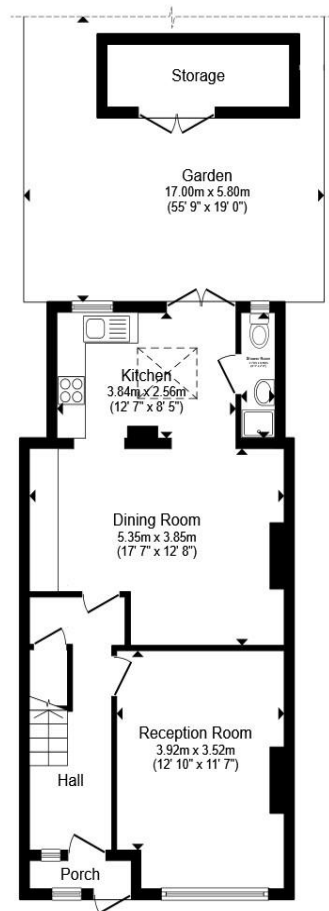
Mayfield Road, Thornton Heath CR7 6DN

welcome to

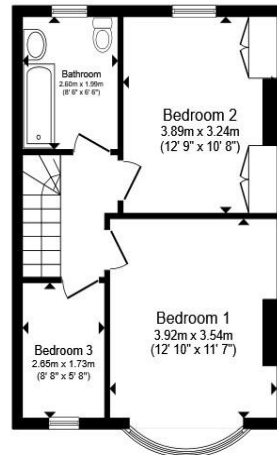
Mayfield Road, Thornton Heath

Offered to the market with no onward chain is this well-proportioned three-bedroom family home, ideally situated on Mayfield Road in the heart of Thornton Heath. The ground floor comprises a welcoming entrance hall leading into a bright front reception room, featuring a bay window that allows for excellent natural light. To the rear, there is a generously sized dining room, perfect for entertaining, which seamlessly connects to the modern fitted kitchen. The kitchen provides direct access to the rear garden and is complemented by a convenient ground floor shower room. Upstairs, the property offers three bedrooms, including two well-sized doubles and a further single bedroom, ideal as a child's room, home office or nursery. The first floor is completed by a family bathroom. Externally, the property benefits from off-street parking, and to the rear, a generously sized garden offering excellent outdoor space with a patio area and a storage outbuilding. Mayfield Road offers easy access to Thornton Heath High Street, with a range of shops, supermarkets, cafes and restaurants nearby. Thornton Heath station provides direct links to London Victoria and London Bridge, along with excellent local bus routes. Nearby green spaces include Grangewood Park and Thornton Heath Recreation Ground. The area is also well-served by a selection of local schools.





Ground Floor



First Floor



Total floor area 106.1 m² (1,142 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

Mayfield Road, Thornton Heath

- Three-bedroom terraced home
- No onward chain
- Two-reception rooms
- Modern kitchen
- Ground floor shower room & first floor bathroom
- Off-street parking
- Rear garden with outbuilding
- Convenient location to transport, amenities & schools

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

offers in excess of

£480,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114816



Property Ref:
THH114816 - 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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