

Hythe Road,Thornton Heath CR7 8QQ

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welcome to

Hythe Road, Thornton Heath

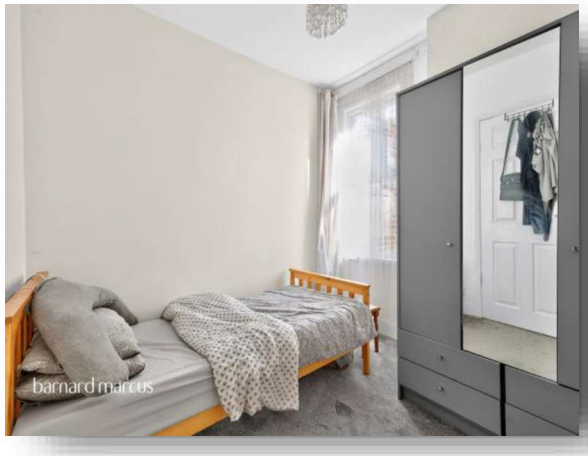
A Spacious Three Bedroom First Floor Maisonette - Over 1,200 Sq Ft - Private Garden - 900+ Year Lease

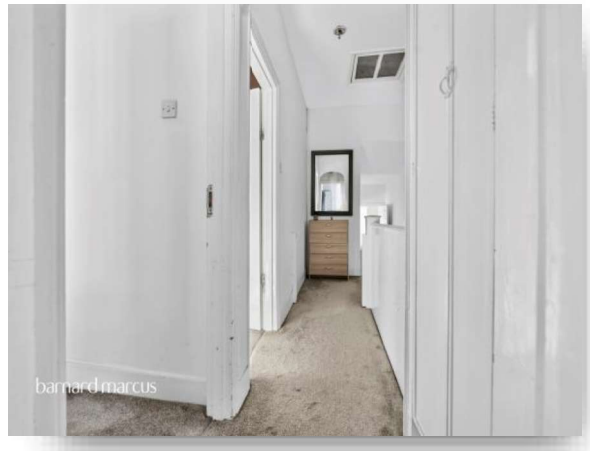


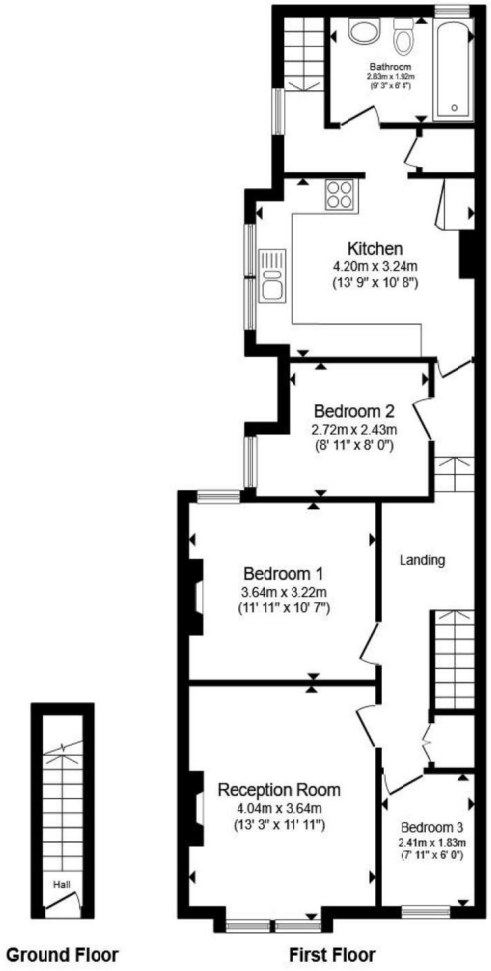












This impressive three bedroom first floor maisonette offers over 1,200 sq ft of well-proportioned accommodation, presented in excellent condition throughout and providing spacious living that is rarely found in properties of this type.

Upon entering the property, you are greeted by a particularly generous landing area, providing access to all three bedrooms. Positioned at the front of the property is a large and naturally bright reception room, offering plenty of space for both relaxing and entertaining.

Moving towards the rear, you will find a stylish open-plan kitchen, creating a sociable space for everyday living. This leads through to a modern fitted bathroom, with the added benefit of access to a private rear garden.

The property has been exceptionally well maintained, with attractive decoration throughout and a modern bathroom, allowing a buyer to move straight in without the need for immediate work. Further benefits include an impressive lease in excess of 900 years, offering additional peace of mind for prospective purchasers.

Total floor area 78.7 m² (847 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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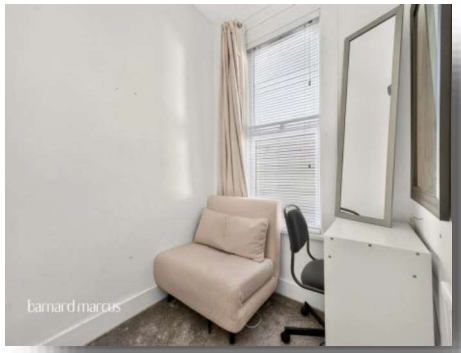
- 3-Bedroom Maisonette
- Private Garden
- Low Annual Charges
- Beautiful Condition Throughout
- Ideal for Commuters with Excellent Transport Links

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 300.00

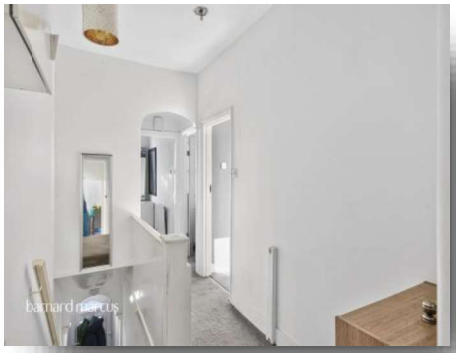
This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH115039

The Property Ombudsman

Property Ref:
THH115039 - 0005

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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020 8683 0190

ThorntonHeath@barnardmarcus.co.uk

4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW

barnardmarcus.co.uk

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