



**Moffat Road, Thornton Heath CR7 8PX**



**welcome to**

## **Moffat Road, Thornton Heath**

Nestled in the heart of Thornton Heath, this beautifully presented three-bedroom home offers a perfect blend of space, style, and convenience. The property features a bright and modern interior, with well-proportioned living areas and a thoughtfully designed kitchen that opens out to a private, well-maintained garden—ideal for relaxing or entertaining. Upstairs, the bedrooms are spacious and filled with natural light, making them perfect for family living or home working. The layout is both practical and inviting, offering flexibility for growing families or those seeking extra room for guests or hobbies. Located on Moffat Road, CR7 8PX, residents benefit from excellent transport links including Norwood Junction and Thornton Heath stations, providing swift access to Central London and beyond. Bus routes are also plentiful, making commuting and local travel easy and efficient.

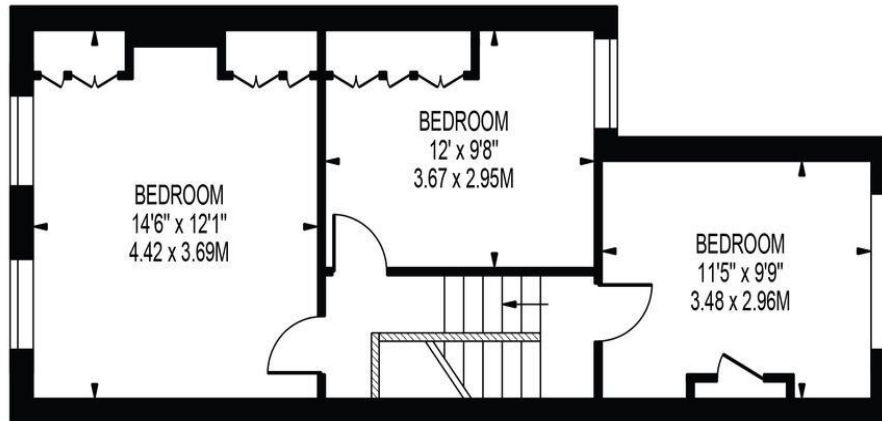


The area is well-served by a variety of amenities including supermarkets, cafes, and restaurants. Green spaces such as Grangewood Park and Beulah Heights Park offer peaceful retreats just moments away. Families will appreciate the proximity to reputable schools including David Livingstone Academy and Harris Academy Beulah Hill.

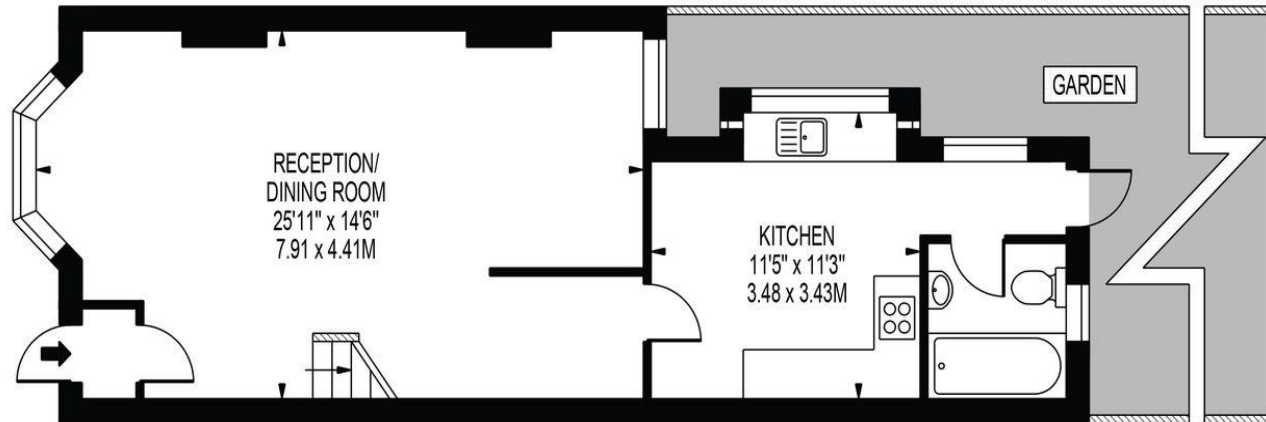
Agents Note; There is a treatment plan underway for the eradication of Japanese Knotweed at the property. A Guarantee is in place which we understand can be transferred to the new owner subject to transfer fee and conditions of notification. Please ask the branch for more details and ask your legal representative to make further enquiries about the Guarantee and other documents required for your own purposes.

# MOFFAT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1015 SQ FT - 94.31 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Moffat Road, Thornton Heath

- Stylish and spacious three-bedroom home
- Bright interiors
- Private garden perfect for entertaining
- Close to parks, schools, and local amenities
- Excellent transport links to Central London

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

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114427](https://barnardmarcus.co.uk/Property/THH114427)



Property Ref:  
THH114427 - 0010

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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