



Burlington Road, Thornton Heath

In Excess of £450,000



Burlington Road

Thornton Heath

Lovingly cherished by the current owners for many decades, this wonderful family home offers a rare combination of period character, generous accommodation and exciting possibilities for the future. With an incredible loft space, three well-proportioned double bedrooms and an enviable private garden, this is a property that offers both immediate appeal and scope to create something truly special.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian end-of-terrace home situated on one of Thornton Heath's premier residential roads.
- Much-loved by the current owners for decades, offering a wonderful sense of warmth, character and history
- Three generous double bedrooms and a family bathroom with WC arranged across the first floor.
- Divine formal lounge, perfect for family gatherings and entertaining guests.
- Separate dining room, providing an elegant space for more formal dinners and special occasions.
- Useful downstairs shower room, an excellent additional feature for family living and guests.
- Kitchen/breakfast room with direct access to the impressive private garden.
- Private garden and garage, with convenient





Porch

15' 5" x 9' 0" (4.70m x 2.74m)

Reception Room

14' 10" x 11' 11" (4.52m x 3.63m)

Dining Room

11' 7" x 9' 4" (3.53m x 2.85m)

Eat In Kitchen

12' 2" x 10' 4" (3.71m x 3.15m)

Shower room

7' 2" x 5' 5" (2.18m x 1.65m)

Patio

72' 3" x 15' 4" (22.02m x 4.67m)

Bedroom 1

10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom 3

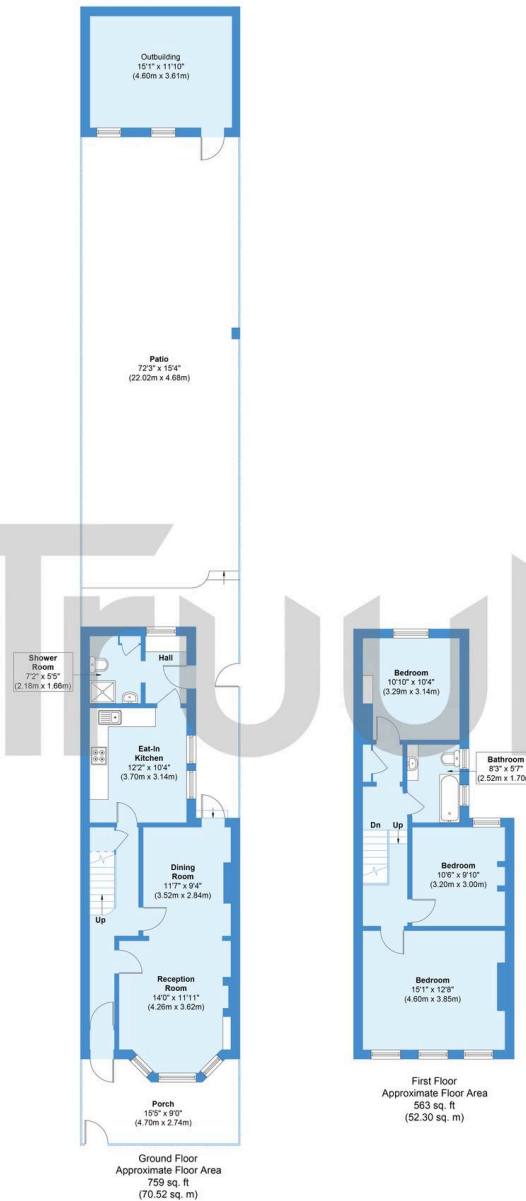
15' 1" x 12' 8" (4.60m x 3.86m)

Bathroom

8' 3" x 5' 7" (2.52m x 1.70m)



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Approximate Gross Internal Area = 106.21 sq m / 1143 sq ft

Outbuilding = 16.61 sq m / 179 sq ft

Total Area = 122.82 sq m / 1322 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



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