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**Kynaston Avenue, Thornton Heath CR7 7BW**

  
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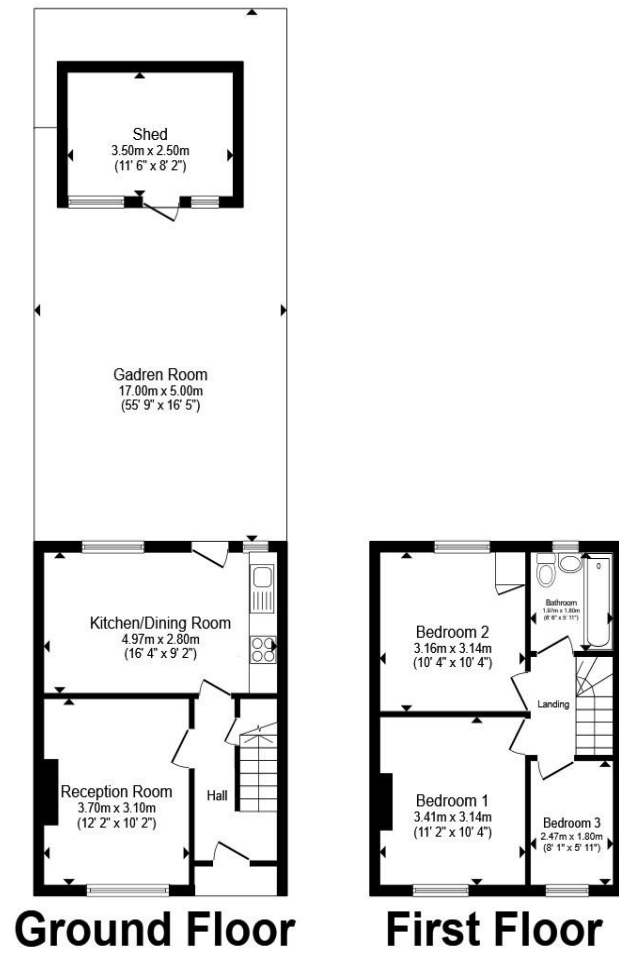
welcome to

## Kynaston Avenue, Thornton Heath

Three-bedroom family home with generous garden, ground floor reception and kitchen/diner, plus garden room and shed, ideally located for transport links and local amenities. This well-proportioned three-bedroom family home offers comfortable living space arranged over two floors, complemented by a generous rear garden and additional garden room. The ground floor comprises a welcoming reception room to the front, providing a cosy space for relaxing, alongside a separate kitchen/dining room to the rear with direct access to the garden—ideal for everyday family life and entertaining. Beyond the main garden space sits a useful garden room and shed, offering excellent storage or potential for home working or hobbies. Upstairs, the property features three bedrooms—two doubles and a good-sized single—along with a family bathroom. The layout lends itself well to growing families or buyers seeking flexible accommodation. Situated on Kynaston Avenue, the property is well placed for local shops and amenities, with Thornton Heath and Norbury stations providing regular services into Central London. A variety of well-regarded schools, green spaces, and recreational facilities are within easy reach, making this a practical and popular residential location.

This property presents an excellent opportunity for families and first time buyers alike.





Total floor area 74.3 m<sup>2</sup> (800 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](http://www.propertybox.io)



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## Kynaston Avenue, Thornton Heath

- Three-bedroom family home
- Spacious reception room
- Kitchen/dining room with garden access
- Rear garden with garden room & shed
- First-floor family bathroom
- First-floor family bathroom
- Convenient for transport, schools & green spaces

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

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114795](https://barnardmarcus.co.uk/Property/THH114795)



Property Ref:  
THH114795 - 0003

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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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