



Kenmare Road, Thornton Heath CR7 6BN

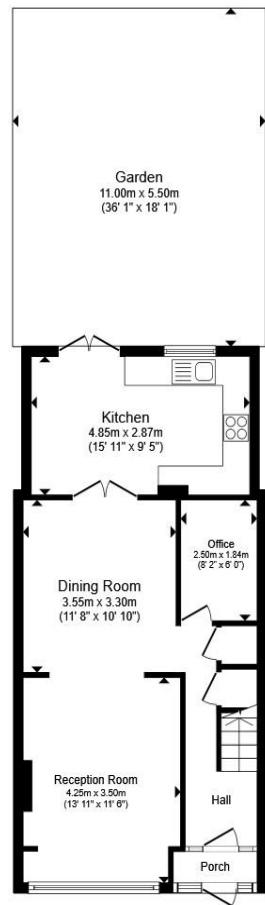
welcome to

Kenmare Road, Thornton Heath

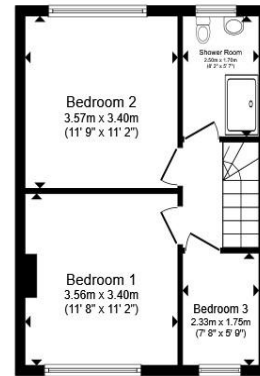
A spacious and well-presented three-bedroom mid-terrace family home with front and rear gardens, generous living accommodation and excellent access to transport links, schools and green open spaces. Situated on a popular residential road in Thornton Heath, this spacious three-bedroom mid-terrace family home offers approximately 987 sq. ft. of accommodation, together with front and rear gardens, making it an ideal purchase for families, first-time buyers and investors alike. The ground floor comprises a bright and welcoming front reception room, leading through to a separate dining room which provides an excellent space for family meals and entertaining. To the rear, the generously sized kitchen offers ample storage and worktop space with direct access to the garden. An additional office/study area provides flexible accommodation for those working from home or requiring extra storage. Upstairs, the property features three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom, alongside a modern family shower room. Externally, the property benefits from a front garden and an impressive rear garden extending to approximately 36ft, providing the perfect setting for outdoor dining, gardening, or simply enjoying the warmer months.



Kenmare Road is conveniently located for local shops, supermarkets and everyday amenities found along Thornton Heath High Street and in the surrounding areas. Excellent transport links are available via Thornton Heath Station, offering regular services into London Victoria and London Bridge, while numerous bus routes provide easy access to Croydon, Norbury and Central London. Families are well catered for with a selection of well-regarded primary and secondary schools nearby. The area also benefits from several green open spaces, including Thornton Heath Recreation Ground, Grangewood Park and nearby parks within Croydon, offering excellent opportunities for leisure, recreation and family outings.



Ground Floor



First Floor



Total floor area 91.7 m² (987 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

Kenmare Road, Thornton Heath

- Three-bedroom mid-terrace family home
- Approx. 987 sq. ft. of accommodation
- Separate reception and dining rooms
- Spacious kitchen with additional office/study area
- Modern shower room
- Front and rear gardens
- Close to Thornton Heath Station and local transport links
- Conveniently located near schools, amenities and green spaces

Tenure: Freehold EPC Rating: Awaited

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/THH114879



Property Ref:
THH114879 - 0002

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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