



**Melfort Road, Thornton Heath CR7 7RX**



**welcome to**

## **Melfort Road, Thornton Heath**

This impressive, bright and airy split-level home offers generous and highly versatile accommodation spanning approximately 1,269 sq. ft., making it ideal for families, investors or those seeking flexible living arrangements. The property is currently arranged as a four-bedroom home, with a flexible layout that can be adapted to suit a range of requirements and lifestyles. The split-level design provides a sense of space and separation comparable to that of a traditional house, offering well-balanced accommodation across two floors. Occupying the first floor is a spacious open-plan kitchen/reception room measuring over 16 ft, providing an excellent space for everyday living and entertaining. Also on this level are two further rooms, currently used as bedrooms, one of which enjoys direct access to a private balcony overlooking the rear. A modern bathroom, separate utility area and additional WC complete the floor. The upper floor comprises two further well-proportioned bedrooms, including a particularly generous principal bedroom, together with a study and an additional WC. The flexible accommodation allows rooms to be utilised as bedrooms, home offices, reception spaces or hobby rooms, depending on individual needs. Throughout, the property enjoys a bright and airy feel, enhanced by large windows, well-balanced room proportions and an abundance of natural light. Offering exceptional versatility, the accommodation is equally suited as a spacious family home, multi-generational living arrangement or potential investment opportunity.



Melfort Road is a popular residential street conveniently positioned for excellent transport links, with Thornton Heath station nearby providing regular services into London Victoria and London Bridge. A range of local bus routes are also easily accessible. The area offers a good selection of well-regarded schools and nurseries, making it an attractive option for families. Residents can also enjoy nearby green spaces including Melfort Park, Grangewood Park and Thornton Heath Recreation Ground, alongside a variety of local shops, cafés and amenities.





Total floor area 117.9 m<sup>2</sup> (1,269 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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## **Melfort Road, Thornton Heath**

- Approx. 1,269 sq. ft. split-level home
- Four-bedrooms
- Flexible layout to suit various needs
- Spacious kitchen/reception room
- Additional reception with balcony
- Close to transport, schools & green spaces

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 159 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114863](https://barnardmarcus.co.uk/Property/THH114863)



Property Ref:  
THH114863 - 0007

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