

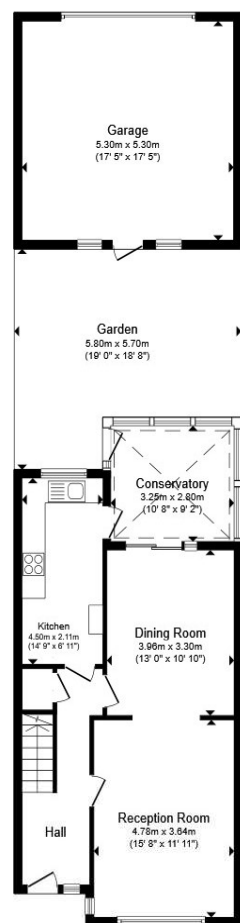


Limpsfield Avenue, Thornton Heath CR7 6BF

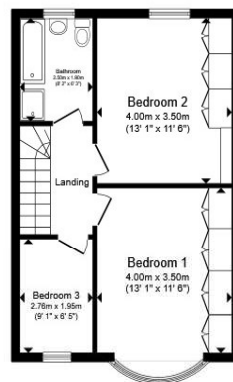
welcome to
Limpsfield Avenue, Thornton Heath

Offered with no onward chain, this well-presented three-bedroom terraced family home provides approximately 1,461 sq. ft. of accommodation, complete with a conservatory, detached garage and private rear garden.





Ground Floor



First Floor



Total floor area 135.7 m² (1,461 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



The property comprises a welcoming entrance hall, a bright front reception room with a bay window, and a generous dining room ideal for family living and entertaining. To the rear is a fitted kitchen with ample storage and worktop space, leading through to a conservatory that provides additional living space and overlooks the garden.

Upstairs, there are three well-proportioned bedrooms, including two spacious doubles, alongside a family bathroom fitted with a three-piece suite. The property is well maintained throughout and offers excellent potential for a growing family.

Externally, the home benefits from off-street parking for one vehicle, a private rear garden and a substantial detached garage, providing valuable storage, parking or workshop space.

Limpsfield Avenue is conveniently located for local amenities and excellent transport links, with Thornton Heath and Norbury stations both within easy reach, offering services into Central London. Families are well catered for by a selection of nearby nurseries and schools, while Grangewood Park, Norbury Park and Thornton Heath Recreation Ground provide plenty of green open space nearby.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

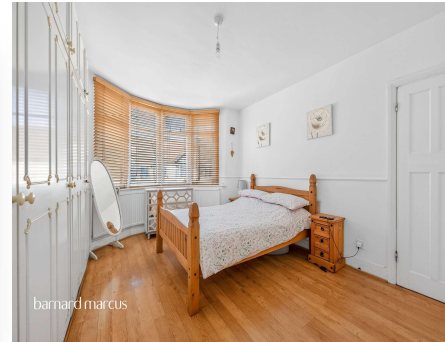
Limpsfield Avenue, Thornton Heath

- Three-bedroom terraced home
- Approx. 1,461 sq. ft. of accommodation
- Bright reception room with bay window
- Conservatory
- Private rear garden & Detached garage
- Off street parking for one car
- Close to stations, schools and park
- Chain free

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114914



Property Ref:
THH114914 - 0003

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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