



barnard marcus

**Broughton Road, Thornton Heath CR7 6AG**



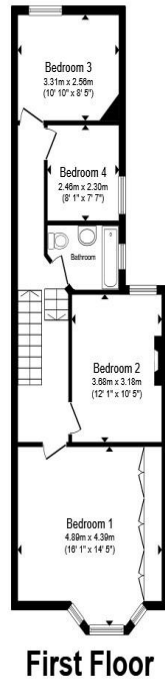
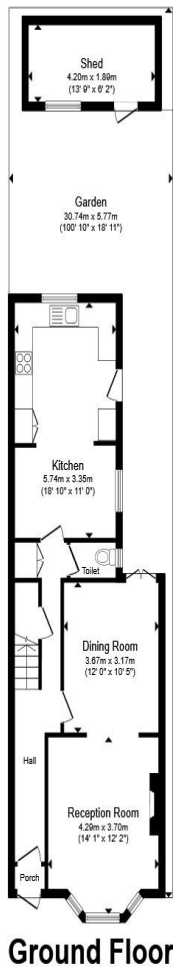
**welcome to**

## **Broughton Road, Thornton Heath**

An elegant and generously proportioned four-bedroom family residence offering versatile living space, a private rear garden and approximately 1,380 sq. ft. of well-balanced accommodation, set within a desirable and well-connected location. Positioned on a sought-after residential road, this impressive four-bedroom family home offers generously scaled, light-filled accommodation arranged over two floors, extending to approximately 1,380 sq. ft., making it ideal for modern family living. The ground floor is thoughtfully arranged and features two well-proportioned reception rooms, providing refined yet flexible living and entertaining space. A well-appointed fitted kitchen sits to the rear of the property and enjoys direct access to the private garden, creating a seamless connection between indoor and outdoor living. The garden offers a pleasant setting for alfresco dining and entertaining and benefits from a useful rear shed for storage.



To the first floor, the property offers four comfortable bedrooms, each well sized and adaptable for family use, guest accommodation or home working. The upper level is completed by a family bathroom and additional WC, enhancing everyday practicality. Broughton Road is ideally placed for a range of highly regarded local schools, everyday amenities and green open spaces. Thornton Heath station provides excellent transport links into central London, making the property particularly attractive to commuters, while nearby parks offer welcome outdoor leisure space. This well-established neighbourhood continues to be popular with families and professionals alike. A superb opportunity to acquire a spacious and well-presented home offering both comfort and convenience.



Total floor area 128.2 m<sup>2</sup> (1,380 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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## Broughton Road, Thornton Heath

- Four well-proportioned bedrooms
- Two separate reception rooms
- Approx. 1,380 sq. ft. of internal space
- Private rear garden with shed
- Family bathroom plus additional WC
- Convenient location for transport, schools & green spaces

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

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH105935](https://barnardmarcus.co.uk/Property/THH105935)



Property Ref:  
THH105935 - 0002

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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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