



Maplethorpe Road, Thornton Heath CR7 7LZ

welcome to

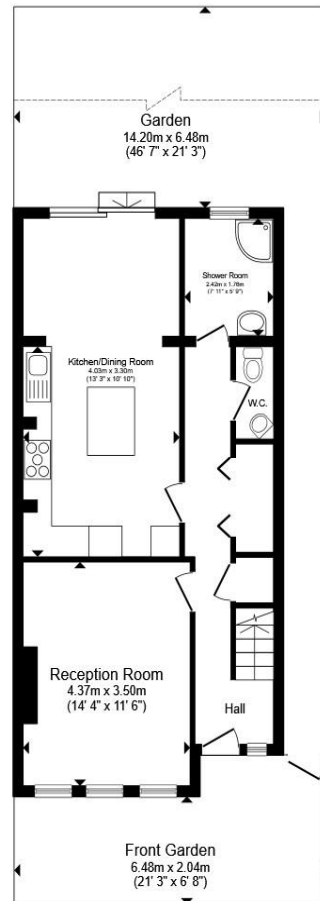
Maplethorpe Road, Thornton Heath

A charming and deceptively spacious three-bedroom terraced family home, beautifully presented throughout and offering approximately 1,066 sq. ft. of well-balanced accommodation arranged over two floors. The ground floor welcomes you with a bright and inviting reception room to the front, featuring large windows, attractive décor and a feature fireplace, creating an ideal space for relaxing and entertaining. To the rear, the heart of the home is the stylish open-plan kitchen/dining room, fitted with contemporary units, generous worktop space and a central island breakfast bar. Large glazed doors flood the room with natural light and provide direct access to the private rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a generously sized family bathroom with a corner bath, together with a separate cloakroom/WC, providing practical accommodation. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, alongside two further bedrooms that are ideal for children, guests or those working from home. The bright interiors and attractive presentation continue throughout, making this a home ready to move straight into. Externally, the property enjoys a delightful private rear garden with mature planting, trees and patio seating areas, providing a peaceful setting for entertaining, alfresco dining or simply relaxing during the warmer months. To the front, the attractive brick facade and greenery create excellent kerb appeal.

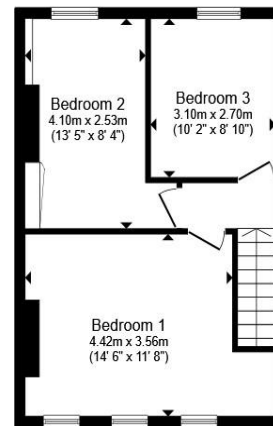


Maplethorpe Road is conveniently positioned for a range of local amenities, schools and transport links. Thornton Heath Station is within easy reach, providing regular services into London Victoria and London Bridge, while numerous local bus routes offer connections across Croydon and the surrounding areas. Families will appreciate the selection of nearby nurseries, primary and secondary schools, whilst outdoor enthusiasts can enjoy the open green spaces of Grangewood Park, Thornton Heath Recreation Ground and Norbury Park, all located 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."



Ground Floor



First Floor

Total floor area 99.0 m² (1,066 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

Maplethorpe Road, Thornton Heath

- Three-bedroom terraced family home
- Spacious open-plan kitchen/dining room
- Stunning kitchen with central island
- Bright and elegant reception room
- Ground floor bathroom and separate WC
- Delightful landscaped rear garden
- Approximately 1,066 sq. ft. of internal space
- Close to Thornton Heath Station, schools and parks

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

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114894



Property Ref:
THH114894 - 0006

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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