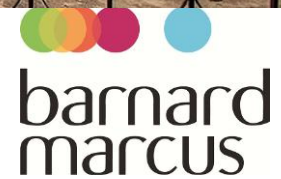




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**Langdale Road, Thornton Heath CR7 7PX**



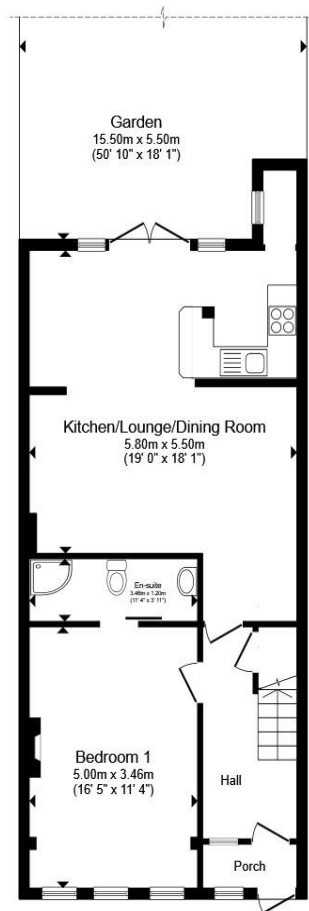
**welcome to**

## **Langdale Road, Thornton Heath**

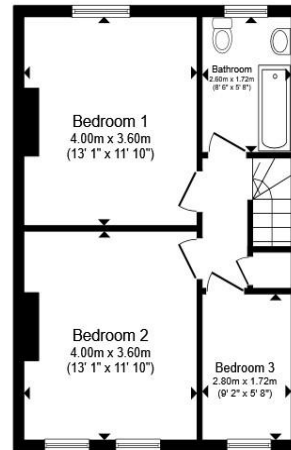
This attractive and generously proportioned home on Langdale Road offers bright, well-arranged accommodation across two floors, beautifully complemented by a well-kept rear garden. The ground floor features a spacious open-plan kitchen, lounge and dining area stretching the full depth of the property. Large windows and patio doors draw in excellent natural light, while the layout provides a sociable flow ideal for everyday living. The kitchen is modern in style with ample worktop space, fitted cabinetry and integrated appliances, creating a practical and welcoming central hub. A separate front reception room adds further versatility, offering a peaceful additional living space. The ground floor also includes a convenient WC and a wide entrance hallway that enhances the sense of space.



Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from generous floor space and a pleasant outlook. The second bedroom is also a comfortable double with good natural light, while the third bedroom is well-sized and ideal as a sleeping space, office or dressing room. The contemporary bathroom features a modern suite and a clean, neutral finish. The rear garden is a notable highlight, offering a long, private outdoor space with both lawn and patio areas. It provides an excellent setting for outdoor dining, gardening or simply unwinding. The frontage of the property is equally smart, with a neat exterior and bay window enhancing its kerb appeal.



**Ground Floor**



**First Floor**



Total floor area 112.8 m<sup>2</sup> (1,214 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)



welcome to

## Langdale Road, Thornton Heath

- Three well-proportioned bedrooms
- No chain
- Spacious open-plan kitchen/living/dining area
- Separate reception room
- Modern bathroom plus ground-floor WC
- Private garden with patio and lawn

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

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/THH106295](https://barnardmarcus.co.uk/Property/THH106295)



Property Ref:  
THH106295 - 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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