



Melfort Road, Thornton Heath CR7 7RX

welcome to

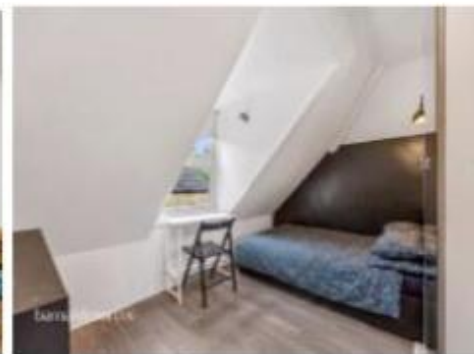
Melfort Road, Thornton Heath

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. *The vendor is motivated to sell and welcomes offers from interested buyers.*



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.

Agents Notes: "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."





Total floor area 117.9 m² (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

welcome to

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
- The vendor is motivated to sell and welcomes offers from interested buyers

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



Property Ref:
THH114863 - 0008

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.

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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