



Warlingham Road, Thornton Heath CR7 7DE

welcome to

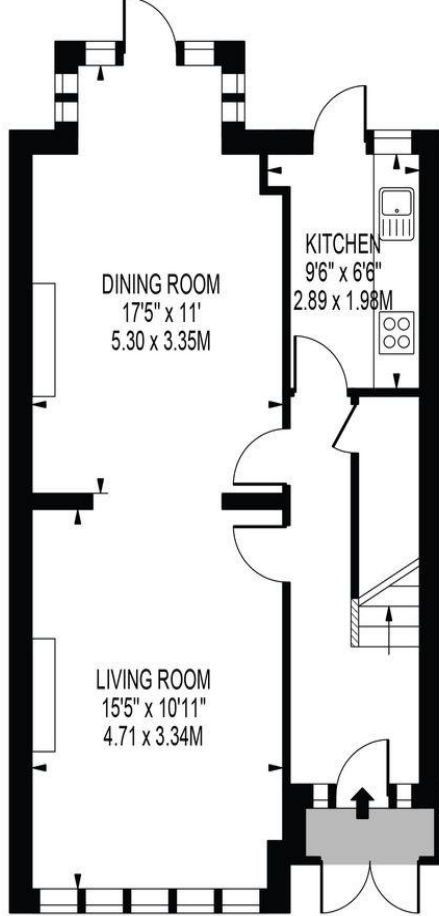
Warlingham Road, Thornton Heath

Barnard Marcus are delighted to present this three-bedroom end-of-terrace family home, ideally located within walking distance of Brigstock Road. The property offers convenient access to excellent public transport links, including both train and bus services. Inside, the home features a welcoming reception room, a separate dining room, a well-appointed kitchen, three generous bedrooms, and a family bathroom on the upper floor. A particular highlight of this property is the spacious private garden-perfect for keen gardeners or outdoor entertaining. Early viewing is highly recommended-don't miss out!

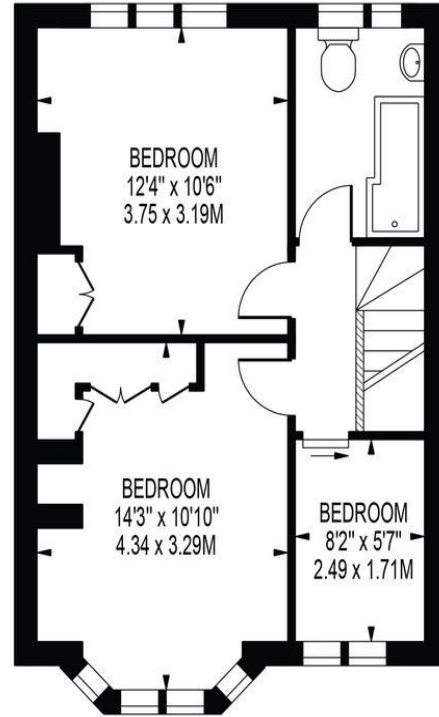


WARLINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 925 SQ FT - 85.90 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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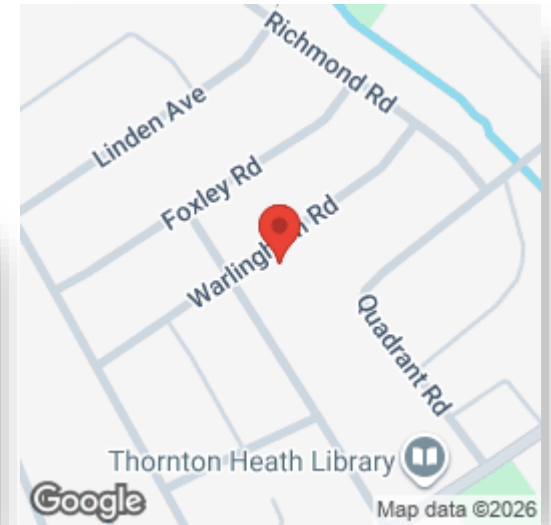
Warlingham Road, Thornton Heath

- Three bedrooms
- Upstairs Bathroom
- Close to Thornton heath station
- Close to local amenities
- Catchment area for sought after schools

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/THH114317](https://www.barnardmarcus.co.uk/Property/THH114317)



Property Ref:
THH114317 - 0008

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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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