



Burlington Road, Thornton Heath CR7 8PG

welcome to
Burlington Road, Thornton Heath

A beautifully presented three-bedroom period home set over two floors, offering spacious living areas, a stylish kitchen, and a private garden. Ideally located close to local amenities, schools, and excellent transport links.

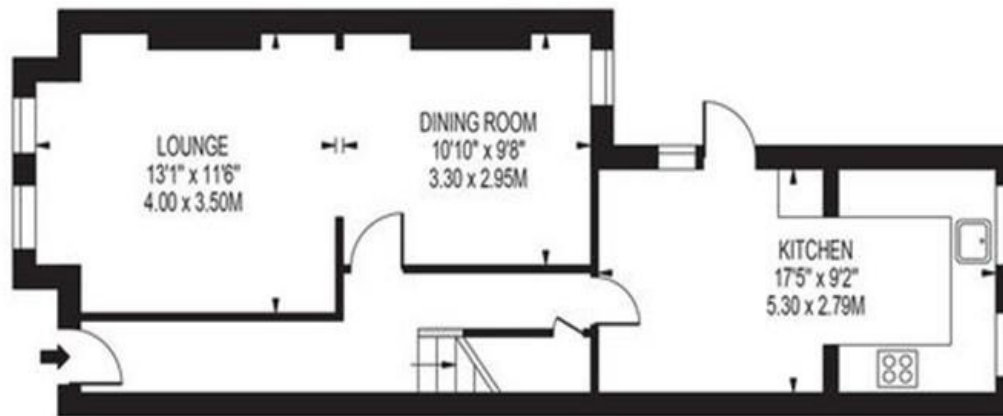


BURLINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 999 SQ FT - 92.82 SQ M



FIRST FLOOR



GROUND 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.

This charming and spacious three-bedroom period home is arranged over two floors and blends classic character with modern finishes throughout.

The ground floor features a bright and airy through-lounge, a newly fitted kitchen with dining area to the rear fitted with contemporary units, integrated appliances, and ample worktop space. Upstairs, the property offers three generous bedrooms and a well-appointed family bathroom. The master bedroom enjoys large windows, while the other bedrooms are perfect for family living, guest space, or a home office setup. The rear garden, accessed from the kitchen, provides a private outdoor retreat ideal for relaxation or play.

Internally, the property benefits from tasteful modern décor, double glazing, and gas central heating. With approximately 999 sq ft of internal space, this home provides comfortable living in a highly desirable location, ideal for families or professionals looking for a well-connected yet quiet residential street.

welcome to

Burlington Road, Thornton Heath

- Mid-terrace
- Three-bedroom period property
- Through-lounge
- Private rear garden perfect for families or entertaining
- Stylish new kitchen with integrated appliances and direct garden access
- Well located for schools, amenities, and excellent transport links

Tenure: Freehold EPC Rating: D

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/THH114102



Property Ref:
THH114102 - 0013

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.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk