

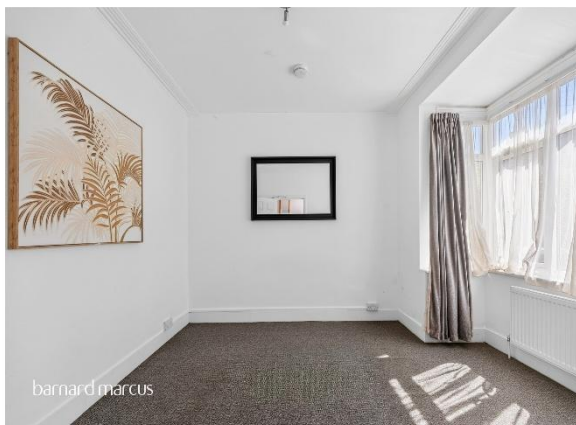


Lakehall Road, Thornton Heath CR7 7EH

welcome to

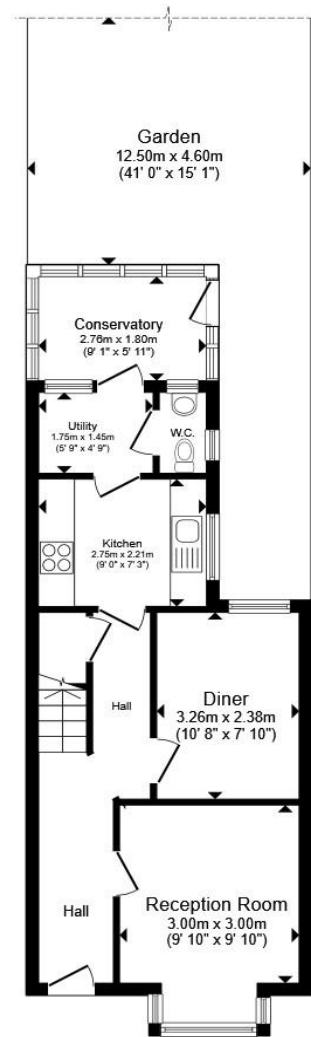
Lakehall Road, Thornton Heath

NO ONWARD CHAIN. Situated on the popular Lakehall Road, this well-presented three-bedroom terraced family home offers approximately 902 sq. ft. of accommodation arranged over two floors, together with a generous rear garden and conservatory. The property comprises a bright front reception room with a bay window, a separate dining room ideal for family meals and entertaining, and a fitted kitchen leading through to a useful utility area and ground floor WC. To the rear, a conservatory provides additional living space and enjoys views over the private rear garden, which extends to approximately 41ft and offers excellent outdoor space for relaxation, gardening, or family enjoyment. On the first floor, there are three bedrooms, including a spacious principal bedroom, a further double bedroom, a single bedroom suitable for a child's room, home office or study, and a family bathroom.

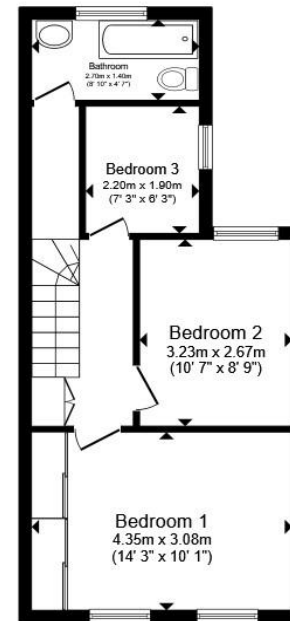


Lakehall Road is conveniently located for a range of local amenities, shops and bus routes, with Thornton Heath and Norbury stations providing regular services into Central London. The area is also well served by a selection of highly regarded primary and secondary schools, nurseries and local green spaces, making it an attractive choice for families and commuters alike. Offering excellent potential and available with no onward chain, this three-bedroom home represents a fantastic opportunity for first-time buyers, families and investors seeking a property in a well-connected residential location.





Ground Floor



First Floor

Total floor area 83.8 m² (902 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

Lakehall Road, Thornton Heath

- No Onward Chain
- Three Bedroom Terraced Home
- Two Reception Rooms
- Conservatory, Utility Room & Ground Floor WC
- Approx. 41ft Private Rear Garden
- Close to Transport Links, Schools & Nurseries

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

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114895



Property Ref:
THH114895 - 0002

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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