



**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. 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.

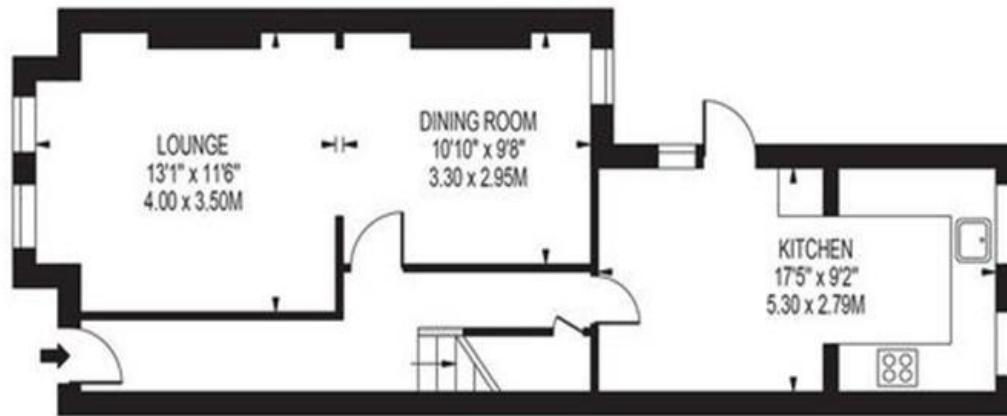


# BURLINGTON ROAD

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.

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](https://www.barnardmarcus.co.uk/Property/THH114102)



Property Ref:  
THH114102 - 0014

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