Buxton Road, Thornton Heath CR7 7HG

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welcome to

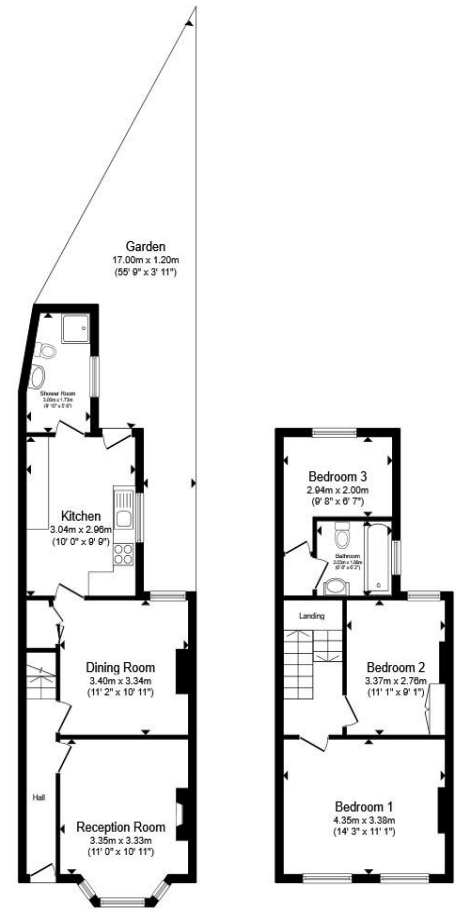
Buxton Road, Thornton Heath

Spacious three-bedroom terraced family home offering nearly 1,000 sq. ft. of accommodation, complete with two reception rooms, first floor bathroom and a generous rear garden. Conveniently located for local schools, amenities and transport links.

Barnard Marcus are pleased to present this three-bedroom terraced family home situated on the popular Buxton Road in Thornton Heath. Offering approximately 965 sq. ft. of accommodation, the property provides generous living space throughout and is ideal for families, first-time buyers or investors alike. The ground floor comprises a welcoming entrance hall, a bright front reception room with bay window, separate dining room and a fitted kitchen overlooking the rear garden. A useful ground floor shower room/WC is located to the rear of the property. To the first floor are three well-proportioned bedrooms and a family bathroom. The principal bedroom spans the width of the property and benefits from excellent natural light, while the remaining bedrooms offer versatile space for children, guests or a home office. Externally, the property enjoys a substantial rear garden extending to approximately 55ft, providing ample space for entertaining, gardening or family enjoyment. The property is offered to the market with no onward chain and presents an excellent opportunity for a purchaser looking to add their own stamp to a well-sized home in a convenient residential location.

Buxton Road is a popular residential road within Thornton Heath, offering easy access to a variety of local amenities, supermarkets, cafés and schools. Thornton Heath Station is within reach, providing direct services into London Victoria and London Bridge, making the property ideal for commuters. The area is also well served by a number of bus routes connecting to Croydon, Norbury and surrounding areas. For outdoor recreation, residents can enjoy nearby Grangewood Park, Thornton Heath Recreation Ground and Pollards Hill Park, all offering open green spaces, walking routes and leisure facilities.

Agents Note: (1) There has been a treatment plan previously undertaken for Japanese Knotweed with a Certificate of Treatment dated 4th July 2024. Please ask the branch for more details so that you can make further enquiries as required for your own purposes. **(2)** 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.



Ground Floor **First Floor**

Total floor area 89.6 m² (965 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

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welcome to

Buxton Road, Thornton Heath

- Three-bedroom terraced family home
- Two separate reception rooms
- Ground floor shower room and first floor bathroom
- Approx. 965 sq. ft. of accommodation
- Generous rear garden of approximately 55ft

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£425,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114924

The Property Ombudsman

Property Ref:
THH114924 - 0003

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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