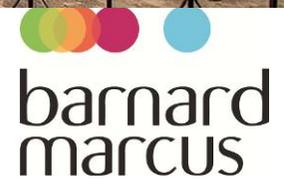




barnard marcus

**Langdale Road, Thornton Heath CR7 7PX**

  
barnard  
marcus

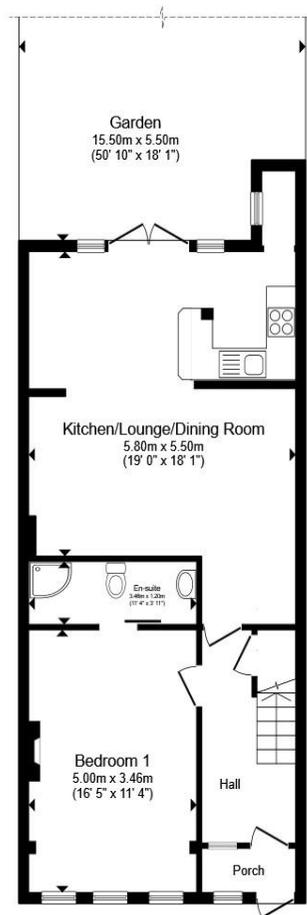
**welcome to**

## **Langdale Road, Thornton Heath**

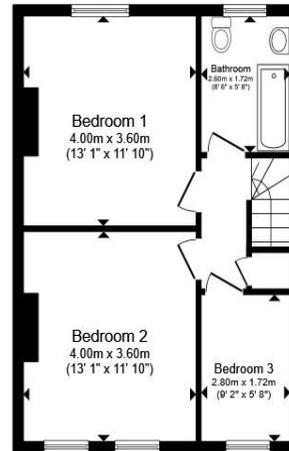
This attractive and generously proportioned home on Langdale Road offers bright, well-arranged accommodation across two floors, beautifully complemented by a well-kept rear garden. The ground floor features a spacious open-plan kitchen, lounge and dining area stretching the full depth of the property. Large windows and patio doors draw in excellent natural light, while the layout provides a sociable flow ideal for everyday living. The kitchen is modern in style with ample worktop space, fitted cabinetry and integrated appliances, creating a practical and welcoming central hub. A separate front reception room adds further versatility, offering a peaceful additional living space. The ground floor also includes a convenient WC and a wide entrance hallway that enhances the sense of space. The rear garden is a notable highlight, offering a long, private outdoor space with both lawn and patio areas. It provides an excellent setting for outdoor dining, gardening or simply unwinding. The frontage of the property is equally smart, with a neat exterior and bay window enhancing its kerb appeal.



Langdale Road is well situated for access to a range of transport links, including nearby bus services and Thornton Heath Station, which provides direct rail connections into central London. A selection of local shops, supermarkets, cafés and amenities can be found within walking distance, while nearby parks and open spaces offer welcome greenery. This address delivers convenience, strong connectivity and access to everything needed for comfortable day-to-day living.



**Ground Floor**



**First Floor**



Total floor area 112.8 m<sup>2</sup> (1,214 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](http://www.propertybox.io)



welcome to

## Langdale Road, Thornton Heath

- Three well-proportioned bedrooms
- No chain
- Spacious open-plan kitchen/living/dining area
- Separate reception room
- Modern bathroom plus ground-floor WC
- Private garden with patio and lawn

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

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH106295](https://barnardmarcus.co.uk/Property/THH106295)



Property Ref:  
THH106295 - 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.

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**