



Gonville Road, Thornton Heath CR7 6DF

welcome to

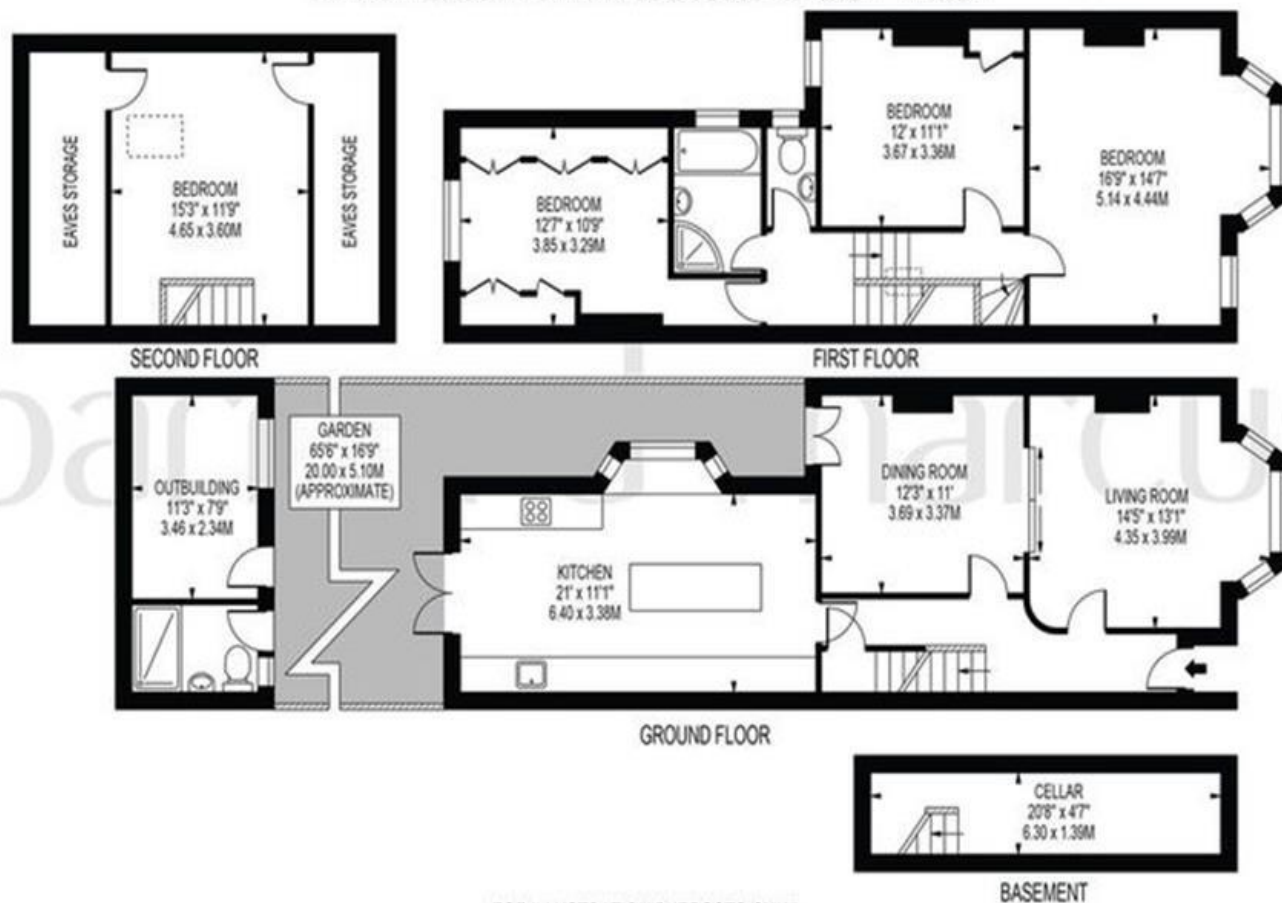
Gonville Road, Thornton Heath

A truly superb, beautifully presented Victorian family home, which is arranged over three floors and forms part of a sought after, tree lined road. This charming property is within walking distance of bus and train links into London, schools and local amenities and has a modern decor throughout. There is ample storage, with a double bedroom on the top floor, bedrooms, separate shower and separate wc on the first floor, and on the ground floor there is a downstairs wc and a glorious formal lounge which leads to a dining area both with fireplaces. The kitchen is dual aspect and fitted with a butler sink, breakfast island and leads to a well maintained private garden with gazebo and outbuilding, ideal for entertaining. Additional benefits include a generous dry cellar and no onward chain making this an ideal home anyone would be proud of!



GONVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1748 SQ FT - 162.42 SQ M
 (INCLUDING EAVES STORAGE & EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 142 SQ FT - 13.16 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 126 SQ FT - 11.73 SQ M



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

Gonville Road, Thornton Heath

- Victorian family home arranged over three floors
- Sought after road
- Walking distance to transport links into London
- Private garden with gazebo & outbuilding
- Cellar
- Beautifully presented
- No onward chain

Tenure: Freehold EPC Rating: D

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113293



Property Ref:
THH113293 - 0005

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