



**PORTFOLIO**  
From



barnard marcus

Hunza Court, Hythe Road, CR7



# Hunza Court, Hythe Road, CR7



An opportunity to buy a beautiful new build house situated on a quite close on Hythe Road that could be the perfect fit for your needs. There are 4 units available - all of which have 3 double bedrooms; a detached house, bungalow and two semi-detached houses all with 10year warranties.

These well thought out, bright and spacious homes all benefit from an en-suite bathroom in the master bedrooms, additional downstairs w/c, allocated parking and large private gardens. Fitted with Bosch appliances, under flooring heating through the ground floors with controllable zones.

Discover a convenient location close to stations including Thornton Heath, Selhurst and Norwood Junction stations (Zones 4), local amenities, and the beautiful Grangewood Park.









# House 1

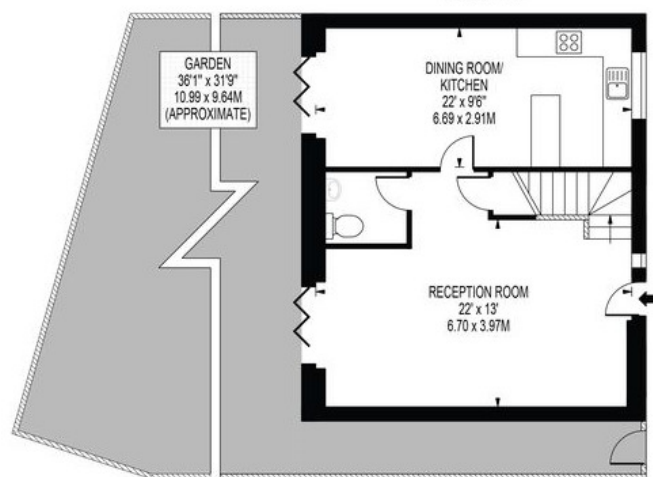
£550,000

Semi-detached

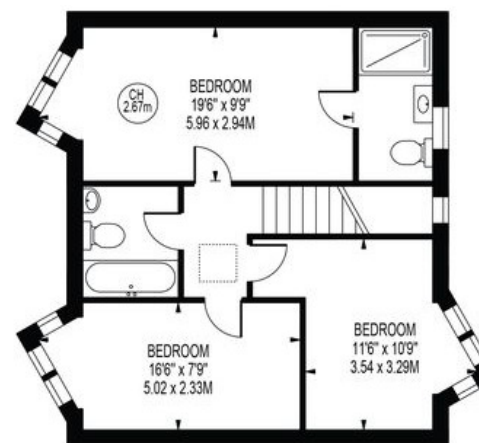
106.03m<sup>2</sup> |  
1141ft<sup>2</sup>



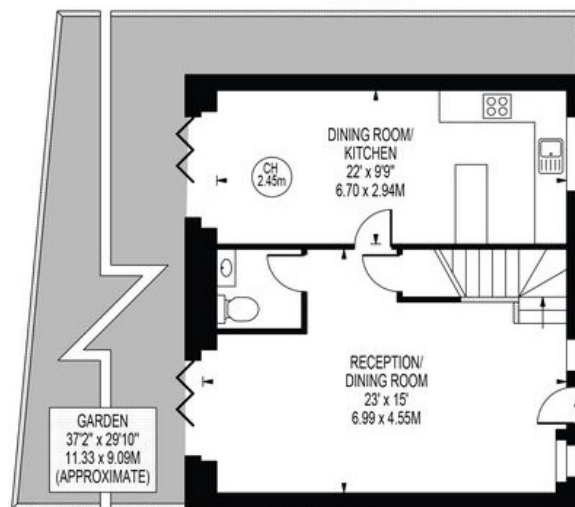
FIRST FLOOR



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY



FIRST FLOOR



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

# House 2

£550,000

Semi-detached

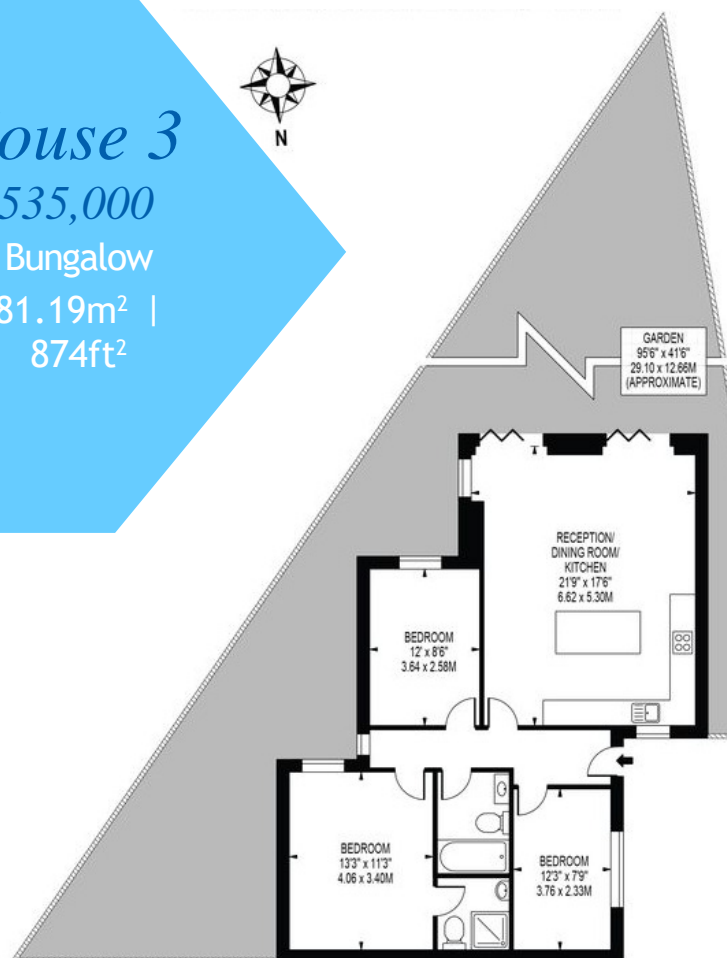
103.81m<sup>2</sup> |  
1117ft<sup>2</sup>

## House 3

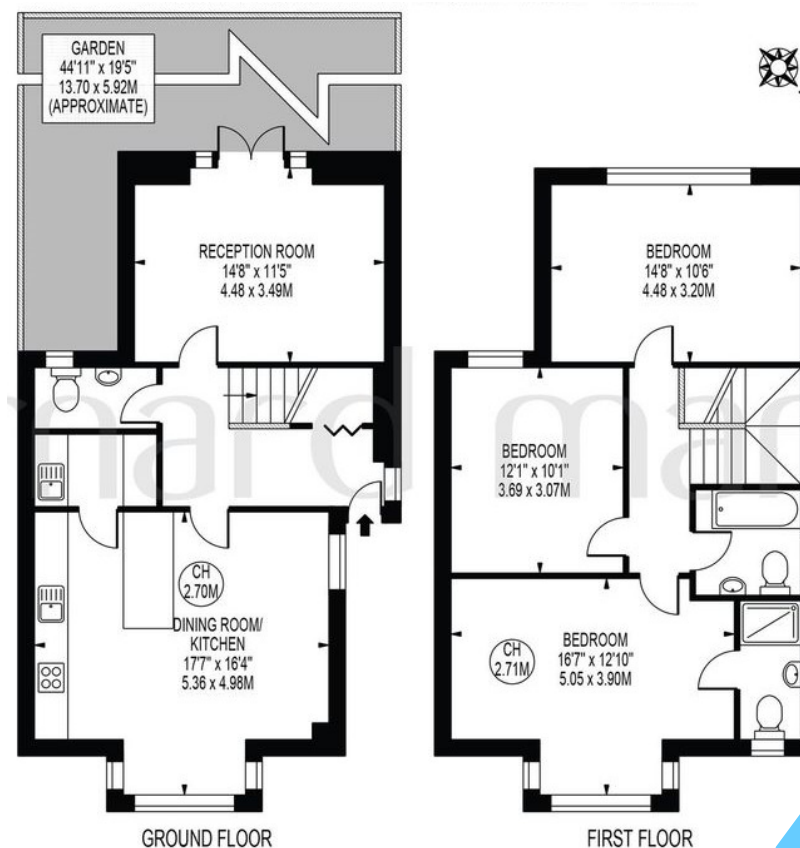
£535,000

Bungalow

81.19m<sup>2</sup> |  
874ft<sup>2</sup>



FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY

## House 4

£600,000

Detached

114.62m<sup>2</sup> |  
1234ft<sup>2</sup>

# ► *Getting Around*

Located only a 10 minute walk from Thornton Heath Station, Hunza Court residents can enjoy a 26-minute, non-stopping train service direct to London Victoria.



## SOUTHERN

East Croydon  
8 mins  
▲  
Thornton Heath  
▼  
Balham  
11 mins  
▼  
Clapham Junction  
18 mins  
▼  
London Victoria  
26 mins

## SOUTHERN

Epsom  
31 mins  
▲  
Sutton  
20 mins  
▲  
Wallington  
14 mins  
▲  
West Croydon  
6 mins  
▲  
Norwood Junction  
▼  
London Bridge  
12 mins

## OVERGROUND

Highbury Islington  
46 mins  
▲  
Shoreditch  
32 mins  
▲  
Surrey Quays  
23 mins  
▲  
Sydenham  
7 mins  
▲  
Norwood Junction  
▼  
West Croydon  
6 mins



## Day Buses from Norwood Junction

BUS ROUTE	TOWARDS
50	Croydon
	Stockwell
130	New Addington
250	Brixton
	Croydon
450	Lower Sydenham
	West Croydon
198	Shrublands
468	Elephant & Castle
	South Croydon



# welcome to Hunza Court, Hythe Road, CR7

From

**£535,000**

- 3 double bedrooms
- Large private gardens
- Allocated parking
- Close to Grangewood park

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

**020 8683 0190**

or email [ThorntonHeath@barnardmarcus.co.uk](mailto:ThorntonHeath@barnardmarcus.co.uk)

4-5 Brigstock Parade London Road, Thornton Heath, Surrey

CR7 7HW

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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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