



**Thornton Avenue, Croydon CR0 3BW**

**welcome to**

**Thornton Avenue, Croydon**

An exceptional, beautifully presented family home has a modern decor throughout and is situated within walking distance of Therapia Lane tram and bus links which offers links into London. There are local amenities, schools and a park nearby and ample storage throughout. This stunning property is arranged over three floors and comprises of a loft room and separate shower room on the top floor and on the first floor, three bedrooms and a bathroom. There is generous through lounge leading to a conservatory and wet room, fitted kitchen and private garden with the additional benefit of off-street parking. An internal viewing is highly recommended to fully appreciate what this superb property has to offer!

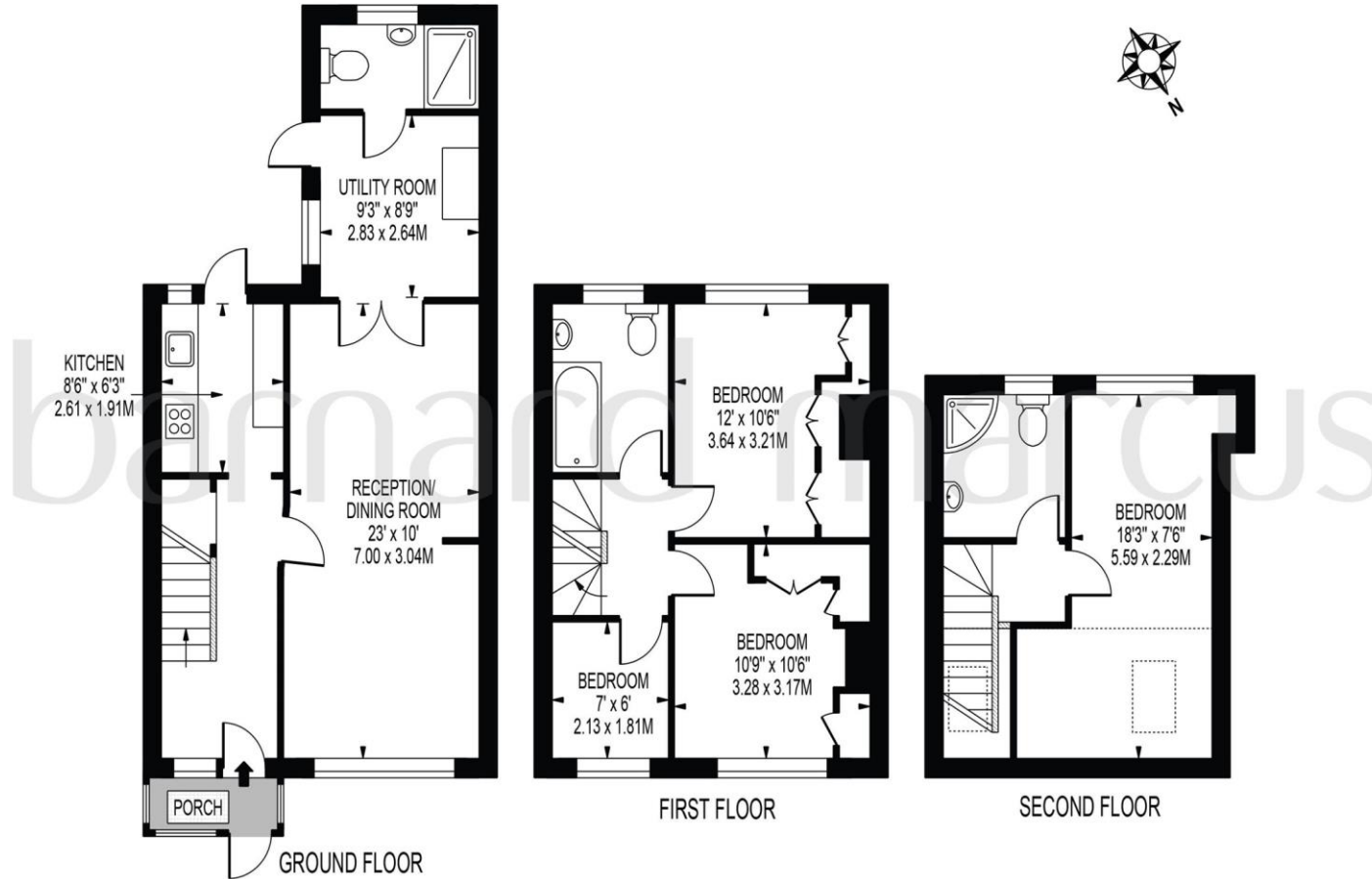




# THORNTON AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1159 SQ FT - 107.70 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 69 SQ FT - 6.40 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

## Thornton Avenue, Croydon

- Family home arranged over three floors
- Modern decor throughout
- Upstairs bathroom, shower room and downstairs wetroom
- Private garden
- Off street parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113650](https://www.barnardmarcus.co.uk/Property/THH113650)



Property Ref:  
THH113650 - 0004

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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