



**Gonville Road, Thornton Heath CR7 6DF**



**welcome to**

## **Gonville Road, Thornton Heath**

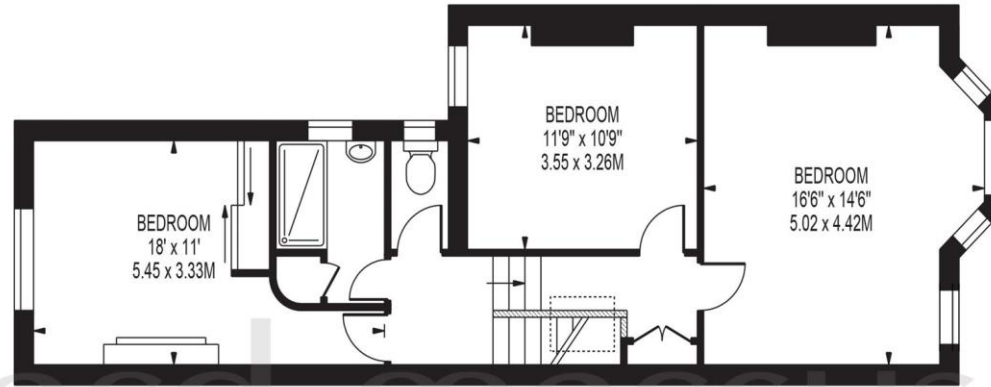
A lovely Victorian, end terrace family home situated on a popular tree lined road and within walking distance of transport links, local amenities, schools, and Mayday University hospital. This property has some original features, ample storage and is arranged over two floors with loft access, shower room and double bedrooms on the first floor. On the ground floor, there is an impressive, beautifully presented through lounge, dining room, and kitchen leading to a lean to and wc and well-maintained private garden with side access. A further benefit is the off-street parking making and an internal viewing is highly recommended to avoid disappointment!



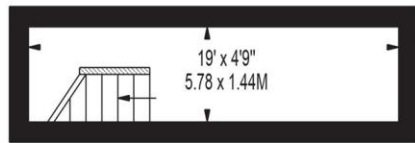
# GONVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1392 SQ FT - 129.34 SQ M  
(EXCLUDING W/C)

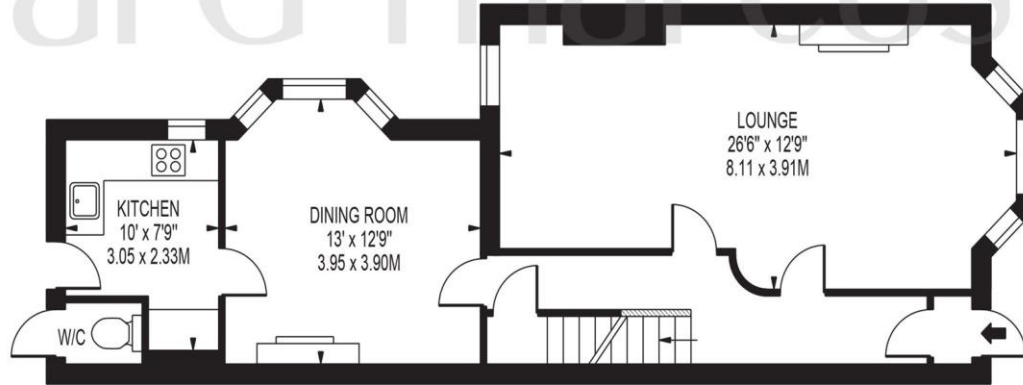
APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 12 SQ FT - 1.08 SQ M



FIRST FLOOR



BASEMENT



GROUND FLOOR

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

- End of terrace
- Victorian
- Walking distance to transport links into London
- Upstairs shower room with wc
- Downstairs wc
- Off street parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113615](https://www.barnardmarcus.co.uk/Property/THH113615)



Property Ref:  
THH113615 - 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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