



barnard marcus

**Warwick Road, Thornton Heath CR7 7NN**



**welcome to**

## **Warwick Road, Thornton Heath**

This superb, beautifully presented detached family home forming part of the sought after Scot's Estate, is situated on a popular residential road, and within walking distance of Norbury station, and bus links, local amenities with schools nearby. This delightful property has ample storage, and a modern decor not taking away from the beauty of the many original features, with the property comprising of bedrooms with stunning views, bathroom and also a separate wc on the first floor. On the ground floor, there is a cloak room with wc and the formal lounge provides a lovely entertaining space and stunning breakfast room, perfectly placed before the kitchen. The second reception leads perfectly to an impressive, beautifully designed mature garden which is a stunning, colourful and peaceful space and further benefits include off street parking making this a fantastic home anyone would be proud to own!



**Vendor Comments:**

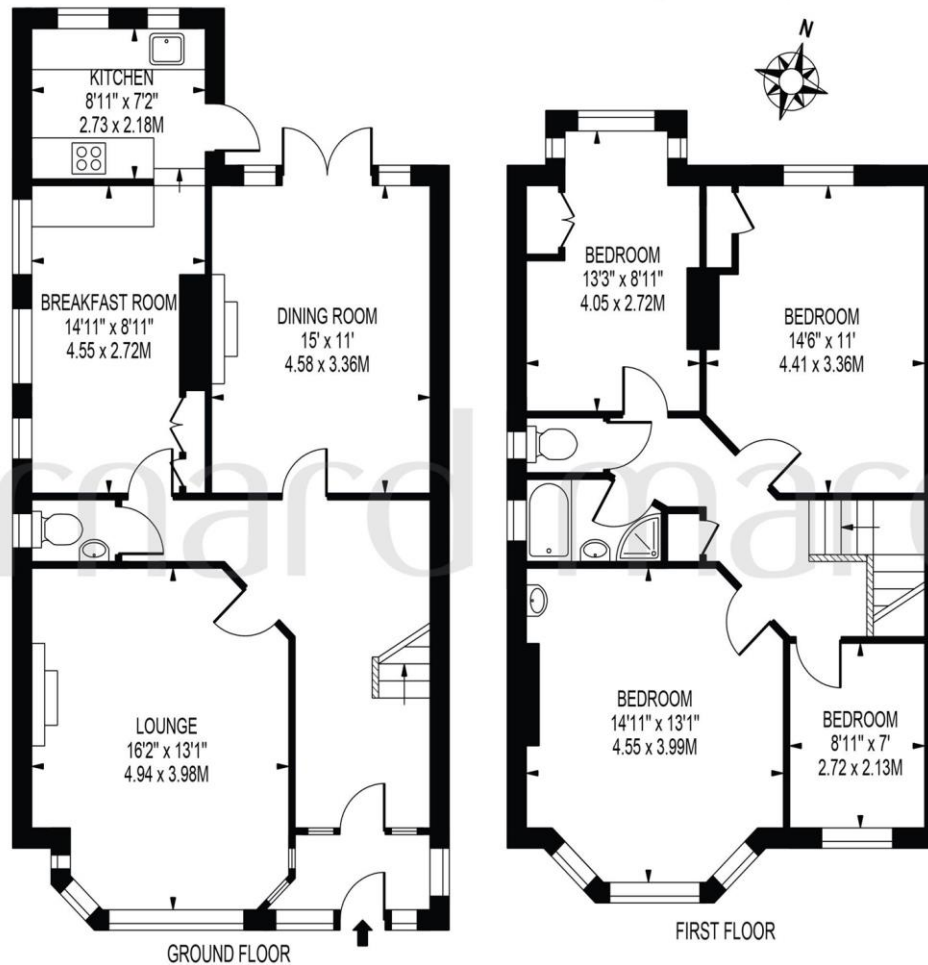
"Our home on Warwick Road has been a perfect home for us, for over forty years. We first fell in love with it because of its spacious rooms, character, potential and large garden. Our home has been a wonderful place to bring up a family.

We are very lucky to have great neighbours which has made living here so happy. Our children attended our local infant and Junior Schools which are only a seven minute walk away. Both Norbury and Thornton Heath railway stations are within walking distance and there are good bus services from the end of the road.

We particularly appreciate our beautiful peaceful garden with its large variety of plants, that attract bees, butterflies, birds and the occasional dragonfly! Our children have spent many happy hours watching the newts and frogs that inhabit our little pond. We do hope that the next owners of our home will enjoy many happy years here. Just as we have."

## WARWICK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1427 SQ FT - 132.56 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

## Warwick Road, Thornton Heath

- Detached
- Four bedrooms
- Walking distance to Norbury station & bus links
- Many original features
- Stunning private garden
- Off street parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113701](https://www.barnardmarcus.co.uk/Property/THH113701)



Property Ref:  
THH113701 - 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.

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](mailto:thorntonheath@barnardmarcus.co.uk)



4-5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**