



Thornton Avenue, Croydon CR0 3BW

welcome to

Thornton Avenue, Croydon

This delightful terraced four-bedroom family home is ideally situated in a convenient location with a chain-free sale. The ground floor features a welcoming porch on entry, leading to a hallway, a well-fitted kitchen, and a bright and airy dining area with a breakfast bar, seamlessly flowing into the charming through lounge. On the first floor, you will find two spacious double bedrooms, an additional bedroom, and a modern three-piece bathroom. The second floor hosts a fourth bedroom, which is bathed in natural light, offering a peaceful retreat. Additional benefits include off-street parking, a private rear garden, and its proximity to Therapia Lane tram stop, providing easy access to Purley Way and Valley Park for countless shopping and entertainment, as well as direct access to both West and East Croydon stations.

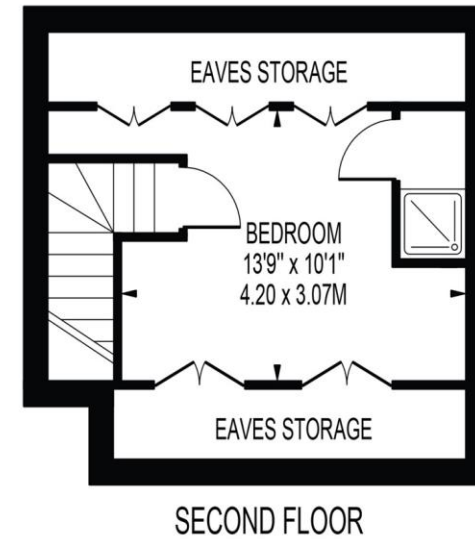
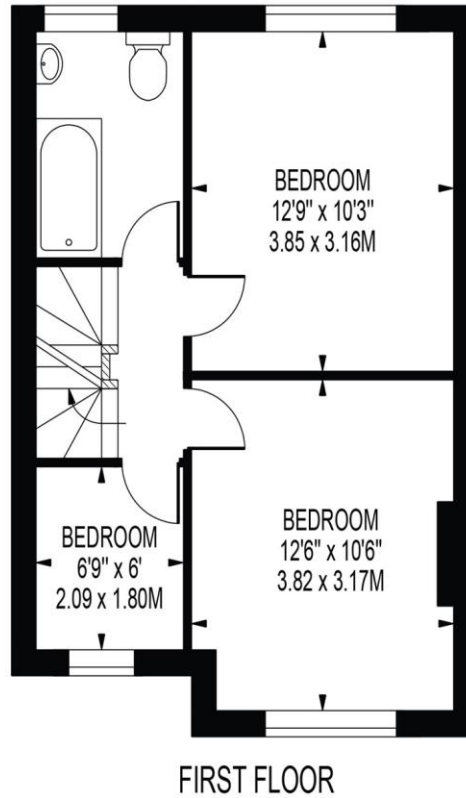
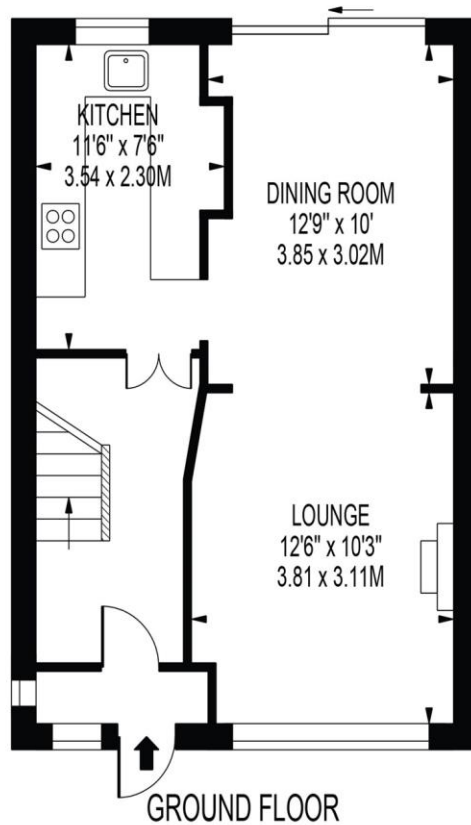


THORNTON AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1101 SQ FT - 102.29 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 81 SQ FT - 7.52 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

- Terrace
- Four-bedrooms
- Off-street parking
- Through-lounge
- Chain free

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH109685



Property Ref:
THH109685 - 0003

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.



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