



**Dunheved Road South, Thornton Heath CR7 6AD**



**welcome to**

## **Dunheved Road South, Thornton Heath**

This exquisite family home has been thoughtfully extended and re-designed by the current owners to maximize both space and convenience. Perfectly suited for modern living, this property seamlessly combines practicality with elegant features. As you step through the porch and into the welcoming hallway, you'll find a front reception room filled with natural light streaming through its charming bay window, complete with a large, inviting fireplace. The second living area offers even more space, ideal for relaxing or entertaining. Concertina doors lead to the impressive open-plan kitchen and dining area, which is a true highlight of the home. This expansive space accommodates dining, lounging, and cooking, further enhanced by a beautiful skylight that floods the room with natural light. A separate utility room and a sleek shower room are conveniently located off the hallway, adding to the home's practicality.



Upstairs, the first floor boasts three generously sized bedrooms and a spacious family bathroom equipped with both a bathtub and a shower - perfect for busy family life. On the second floor, you'll discover even more space with two additional double bedrooms and a modern shower room, along with a large landing area that can serve as a versatile space for study or relaxation. The property offers a wealth of additional features, including a large, beautifully maintained lawned garden - ideal for summer gatherings. At the rear, you'll find an outbuilding with kitchen utilities, perfect for use as a home office, studio, or guest suite. Driveway parking at the front provides ample space for multiple cars, and there's also the added benefit of a garage for additional storage/parking.

## DUNHEVED ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2131 SQ FT - 197.96 SQ M**  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **120 SQ FT - 11.18 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **111 SQ FT - 10.28 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.

## Location

The property is within walking distance to West Croydon & Thornton Heath Station for commuters wanting direct access into Central London and various of destinations. Croydon/South Croydon High Streets are within easy reach for all things shopping and bars, restaurants. Mayday University Hospital is also a few minutes walk away.

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## **Dunheved Road South, Thornton Heath**

- Spacious Open-Plan Kitchen/Diner
- Five Bedrooms
- Large Family Bathroom & Additional Shower Rooms
- Multiple Living Areas
- Large Lawned Garden With Out-Building
- Ample Parking
- Neutral Decor Throughout
- Separate Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of

**£850,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114009](https://barnardmarcus.co.uk/Property/THH114009)



Property Ref:  
THH114009 - 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.

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