



Penrith Road, Thornton Heath CR7 8PN

welcome to

Penrith Road, Thornton Heath

Presenting this beautifully refurbished 3 bedroom family home situated on a sought after road in Thornton Heath. Welcome to this stylish and fully refurbished family home, perfectly positioned on a desirable residential road in the heart of Thornton Heath. Featuring a fresh, neutral décor with contemporary finishes throughout, this property offers spacious and versatile living which boasts 1426 Sqft ideal for the modern family life. Inside, you'll find three generous double bedrooms, including a luxurious master with en-suite, and a sleek family bathroom upstairs. The home also boasts two separate reception rooms, offering flexibility for both relaxing and entertaining. The real heart of the home is the stunning open-plan kitchen and second reception area - a bright and sociable space perfect for hosting guests or enjoying family meals. The modern kitchen comes fully integrated with quality white goods and opens directly onto a private, low-maintenance garden - your own outdoor retreat.



The property is conveniently located within easy access of Thornton Heath station, as well as numerous regular bus routes providing useful links to the surrounding area. There are a variety of shops and amenities close-by in Thornton Heath, with nearby Croydon offering a wider selection of shops, bars, restaurants and leisure facilities. Crystal Palace is also within a short distance with a fashionable array of bars and restaurants. The area is also well served by good local schools and open spaces including nearby Grangewood Park. This is a home that truly ticks all the boxes - move-in ready, well-located, and full of charm. Early viewing is highly recommended to avoid missing out!

PENRITH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1426 SQ FT - 132.44 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.
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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.

Lounge

14' 6" into bay x 10' 8" maximum (4.42m into bay x 3.25m maximum)

Kitchen

11' 6" plus dining room x 10' 11" maximum (3.51m plus dining room x 3.33m maximum)

Dining Room

20' 10" plus kitchen x 14' 9" (6.35m plus kitchen x 4.50m)

Bedroom

14' 7" x 12' (4.45m x 3.66m)

Bedroom

11' maximum x 9' (3.35m maximum x 2.74m)

Bedroom

20' 11" maximum x 14' 4" maximum (6.38m maximum x 4.37m maximum)

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- No onward chain
- Private garden
- Excellent transport links
- Close proximity to local amenities
- Well-regarded local schools
- Nearby open spaces, including Grangewood Park

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

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/THH114038



Property Ref:
THH114038 - 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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