



Earlswood Avenue, Thornton Heath CR7 7HX

welcome to

Earlswood Avenue, Thornton Heath

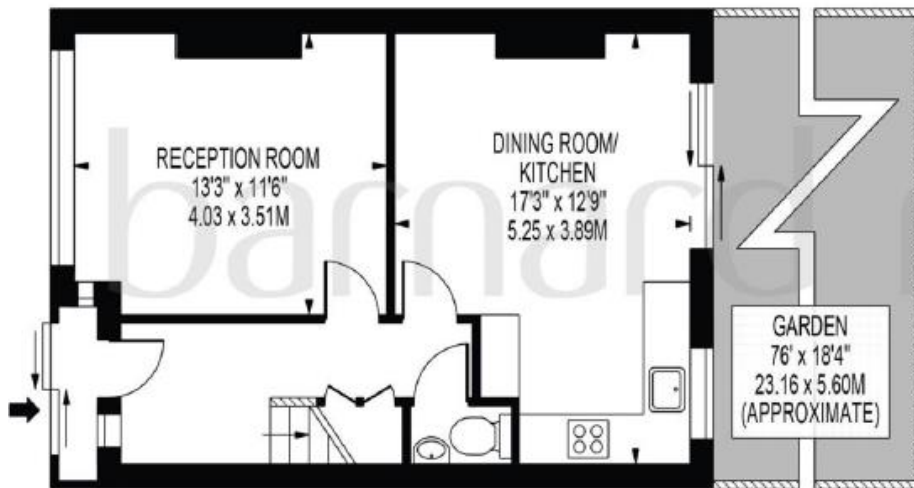
Stylish three-bedroom home with open-plan living, modern interiors, and a private garden approx. 75ft long — just minutes from Thornton Heath Station and local amenities. Nestled in the heart of Thornton Heath, this beautifully maintained three-bedroom home offers approximately 841 sq ft of stylish and flexible living space across two floors. Perfectly suited for families, professionals, or investors, the property blends modern comfort with timeless charm. Upon entering, you're welcomed into a bright and spacious open-plan reception, dining, and kitchen area. This versatile space is ideal for both entertaining and everyday living, with contemporary finishes, integrated appliances, and ample natural light. The ground floor also features a second generously living space, offering flexibility as a guest room, home office, or double bedroom and a downstairs w/c.



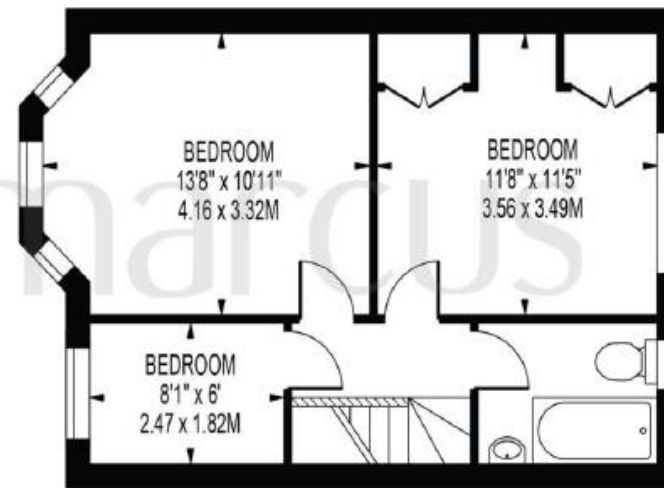
Upstairs, the property boasts three well-proportioned bedrooms, including a spacious master and two additional rooms suitable for children, guests, or remote working. The interiors are thoughtfully styled with neutral tones and quality finishes, creating a calm and inviting atmosphere throughout. A modern family bathroom completes the upper level. A further benefit is a boarded loft area for additional storage. Outside, the home benefits from an approx 75ft private rear garden—perfect for relaxing, entertaining, or gardening. The front exterior presents excellent curb appeal. Located on Earlswood Avenue, CR7 7HX, the property enjoys excellent access to local amenities. You'll find a variety of shops, cafes, and supermarkets nearby, along with green spaces such as Grangewood Park. The area is well-served by schools, making it ideal for families. For commuters, Thornton Heath Station is within easy reach, offering direct links to London Victoria and London Bridge. Several bus routes also connect the area to Croydon, Brixton, and beyond, making travel convenient and efficient.

EARLSWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.46 SQ M



GROUND FLOOR



FIRST 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

Earlswood Avenue, Thornton Heath

- Spacious open-plan living/dining/kitchen area
- Three bedrooms
- Private rear garden approx. (75ft long, 18ft wide)
- Excellent transport links via Thornton Heath Station
- Downstairs w/c
- Close to shops, schools, and local amenities
- Modern interiors with double glazing throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: 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/THH111669



Property Ref:
THH111669 - 0014

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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