



barnard marcus

**Elliott Road, Thornton Heath CR7 7QA**

## welcome to Elliott Road, Thornton Heath

Tucked away on a quiet residential street in Thornton Heath, this charming three-bedroom home—offered with full freehold upon completion—provides a great mix of space, style, and practicality.

Arranged over three levels, the layout is designed for modern living, with bright, well-sized rooms and a warm, inviting atmosphere throughout.

The first floor features a spacious living and dining area, perfect for relaxing or entertaining guests. The kitchen sits just off the main living space, complete with a handy utility area and bathroom. One of the three bedrooms is also located on this level, making it ideal for guests or as a home office.

Upstairs, you'll find two further bedrooms, both filled with natural light and offering flexible space for family, work, or hobbies.

Outside, a private garden provides a peaceful retreat, complete with a shed for extra storage. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is a real bonus.

Located on Elliott Road, the property is just a short walk from Thornton Heath Station, offering direct links into Central London. Selhurst and Norbury stations are also within easy reach, and there are excellent bus connections nearby. Local shops, schools, and green spaces add to the appeal, making this a fantastic choice for families, first-time buyers, or anyone looking for a well-connectet home in a vibrant South London neighbourhood.

**Agents Note:** We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

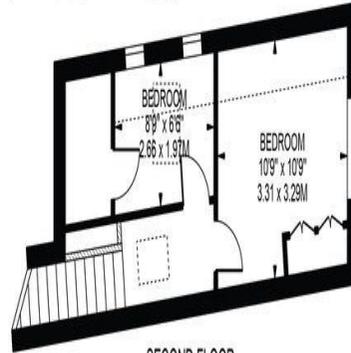


# ELLIOT ROAD

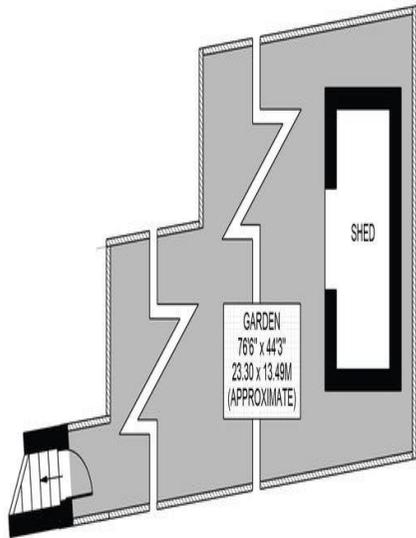
APPROXIMATE GROSS INTERNAL FLOOR AREA: 942 SQ FT - 87.54 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)

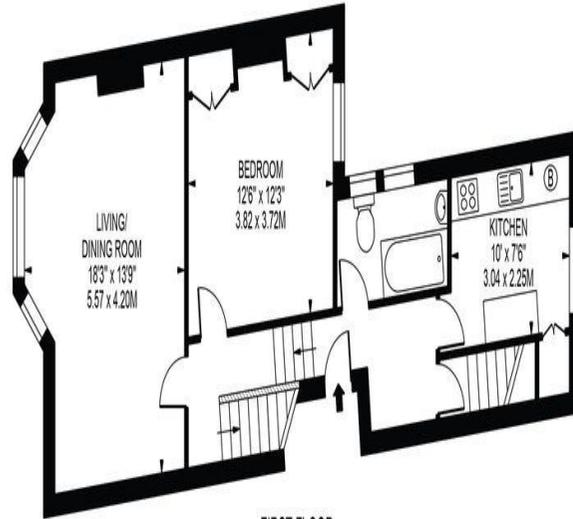
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 46 SQ FT - 4.29 SQ M



SECOND FLOOR



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

## Elliott Road, Thornton Heath

- Offered with full freehold upon completion
- Three well-sized bedrooms
- No onward chain
- Living/dining area
- Private garden
- Excellent transport links

Tenure: Leasehold EPC Rating: C

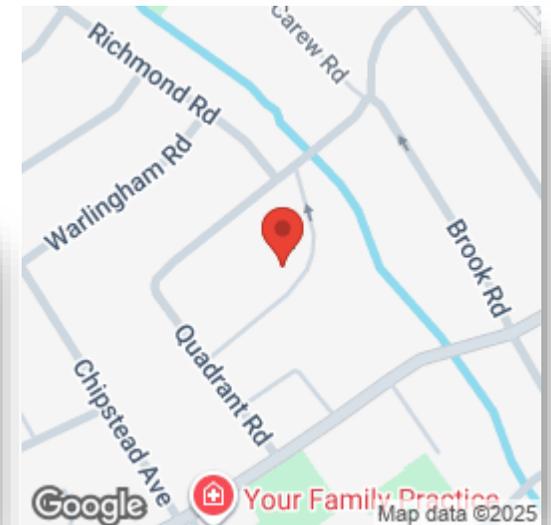
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch.

Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114396](https://barnardmarcus.co.uk/Property/THH114396)



Property Ref:  
THH114396 - 0010

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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