



Woodcroft Road, Thornton Heath CR7 7HE

welcome to

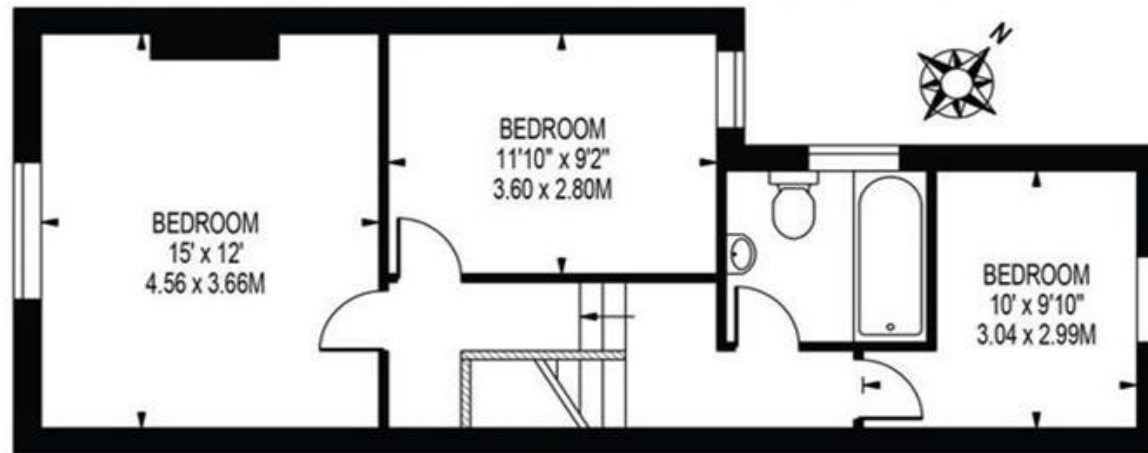
Woodcroft Road, Thornton Heath

A spacious and well-located three-bedroom home in Thornton Heath, offered with no onward chain and excellent access to local amenities and transport. Nestled in a popular residential pocket of Thornton Heath, this spacious and well-presented home at Woodcroft Road offers a fantastic opportunity for buyers seeking a property with no onward chain. The interior boasts a generous layout with bright, airy bedrooms and versatile living spaces that cater to both family life and entertaining. The kitchen is modern and functional, complemented by a welcoming lounge/dining area and a well-maintained garden that adds a peaceful outdoor retreat to the home. This three-bedroom home is currently being used as a four-bedroom, showcasing the property's versatility. The location is a real highlight, with excellent transport links including nearby Norbury and Thornton Heath stations offering swift access into Central London. Local amenities are plentiful, with a range of shops, cafés, and supermarkets within walking distance, as well as green spaces like Grangewood Park for weekend strolls. Families will appreciate the proximity to reputable schools, while the vibrant community feel makes this a desirable place to settle. This property combines comfort, convenience, and connectivity — ideal for those looking to move quickly and make a fresh start.

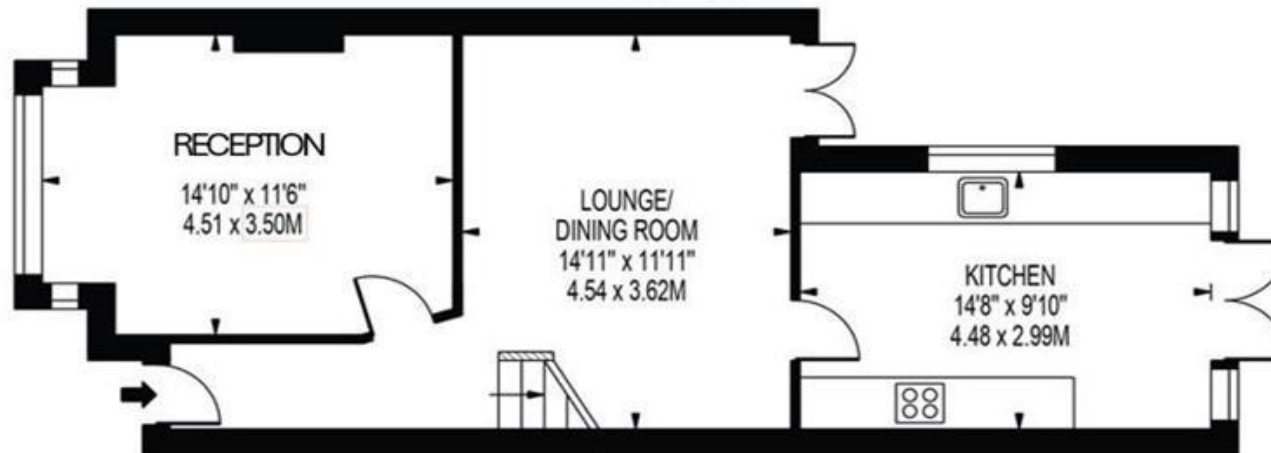


WOODCROFT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1043 SQ FT - 96.86 SQ M



FIRST FLOOR



GROUND 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

Woodcroft Road, Thornton Heath

- No onward chain
- Three bedrooms across two floors
- Spacious
- Private garden ideal for relaxing or entertaining
- Close to shops, parks, schools & transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114211



Property Ref:
THH114211 - 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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,
THORNTON HEATH, Surrey, CR7 7HW



barnardmarcus.co.uk