



Pitt Road, Thornton Heath CR7 7BT

welcome to

Pitt Road, Thornton Heath

Set on a quiet residential street in the heart of Thornton Heath, this beautifully appointed four-bedroom family home spans over 1,650 sq ft and offers a rare blend of generous proportions, thoughtful design, and modern convenience. With off-street parking, side access, and a private garden patio, this home is ideal for families seeking space, flexibility, and a high standard of living. The ground floor welcomes you with a bright and spacious open-plan kitchen and dining area, measuring over 22 feet in length, perfect for hosting and everyday family life. The kitchen is well-appointed with ample cabinetry, workspace, and natural light. A dedicated office provides a quiet retreat for remote work or study, while the separate lounge offers a cosy space to unwind. A generous store room and side access to the garden add practicality and convenience.



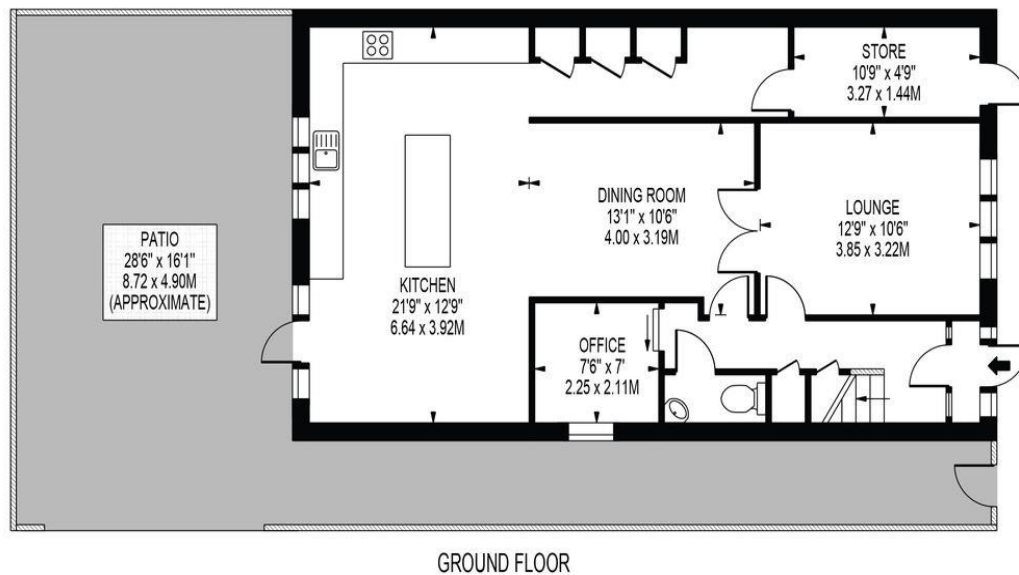
Upstairs, the first floor features three generously sized double bedrooms, each with large windows and excellent proportions. A modern family bathroom serves this level, offering both functionality and comfort. The top floor is home to a spacious fourth bedroom, ideal as a principal suite, guest room, or creative space. With eaves storage and a restricted height area, it offers both charm and versatility.

The rear garden includes a large patio area, perfect for outdoor dining or relaxing in the sun. A rear garage door provides secure off-street parking, a rare and valuable feature in this part of Croydon. Situated in the sought-after Bensham Manor area of Thornton Heath, Pitt Road offers a superb blend of suburban tranquillity and urban convenience. Residents benefit from excellent transport links, with Thornton Heath Station just a short walk away, providing direct services to London Victoria, London Bridge, and Clapham Junction. A network of local bus routes ensures easy access to surrounding areas including Croydon, Norbury, and Streatham. The property is ideally positioned near Purley Way retail parks, offering a wide selection of shops, supermarkets, cafés, gyms, and entertainment venues. For outdoor leisure, nearby parks and green spaces provide a welcome escape, while Croydon University Hospital and several GP practices ensure healthcare needs are well catered for.

PITT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1655 SQ FT - 153.72 SQ M**
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

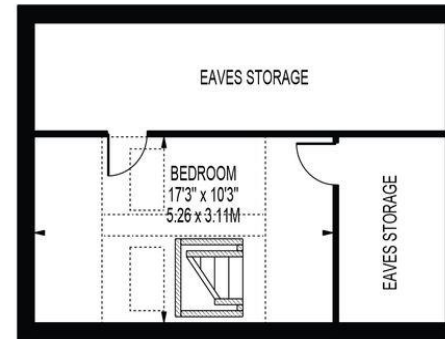
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT : **370 SQ FT - 34.34 SQ M**



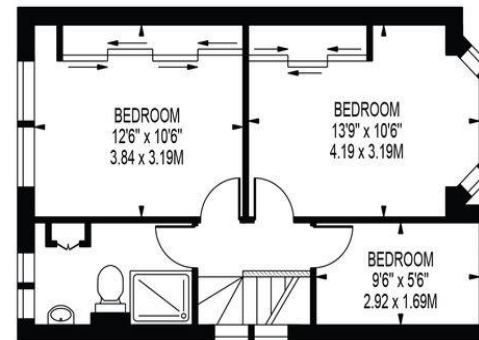
GROUND FLOOR

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.



SECOND FLOOR



FIRST FLOOR



Kitchen

21' 9" maximum x 12' 9" maximum (6.63m maximum x 3.89m maximum)

Dining Room

13' 1" x 10' 6" into recess (3.99m x 3.20m into recess)

Lounge

12' 9" x 10' 6" (3.89m x 3.20m)

Office

7' 6" x 7' (2.29m x 2.13m)

Storage

10' 9" x 4' 9" (3.28m x 1.45m)

Bedroom (first Floor)

12' 6" x 10' 6" into wardrobe (3.81m x 3.20m into wardrobe)

Bedroom (first Floor)

13' 9" into bay x 10' 6" into recess (4.19m into bay x 3.20m into recess)

Bedroom (first Floor)

9' 6" x 5' 6" (2.90m x 1.68m)

Bedroom (second Floor)

Irregular Shaped Room 17' 3" maximum x 10' 3" maximum (5.26m maximum x 3.12m)

welcome to

Pitt Road, Thornton Heath

- Four Bedrooms Across Three Floors
- Off-Street Parking via Rear Garage Door
- Private Patioed Garden with Side Access
- Dedicated Office + Generous Storage
- Stunning Open-Plan Kitchen & Dining Area
- Short walk to Thornton Heath Station
- Near Croydon University Hospital
- Access to nearby parks and recreational areas

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

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114432



Property Ref:
THH114432 - 0002

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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