



Hythe Road, Thornton Heath CR7 8QQ

welcome to

Hythe Road, Thornton Heath

Nestled in a quiet residential street in Thornton Heath, this charming ground floor maisonette offers a fantastic opportunity for first-time buyers, downsizers, or investors.

With no onward chain and a long lease of 142 years, the property provides peace of mind and financial flexibility, as there are no ground rent or service charges—only building insurance applies.

Inside, the home features a well-proportioned layout including two bedrooms, a spacious reception room, a separate kitchen, and a family bathroom. The private garden at the rear is a standout feature, ideal for relaxing, entertaining, or gardening. On-street parking is available, adding to the convenience of this well-located property.

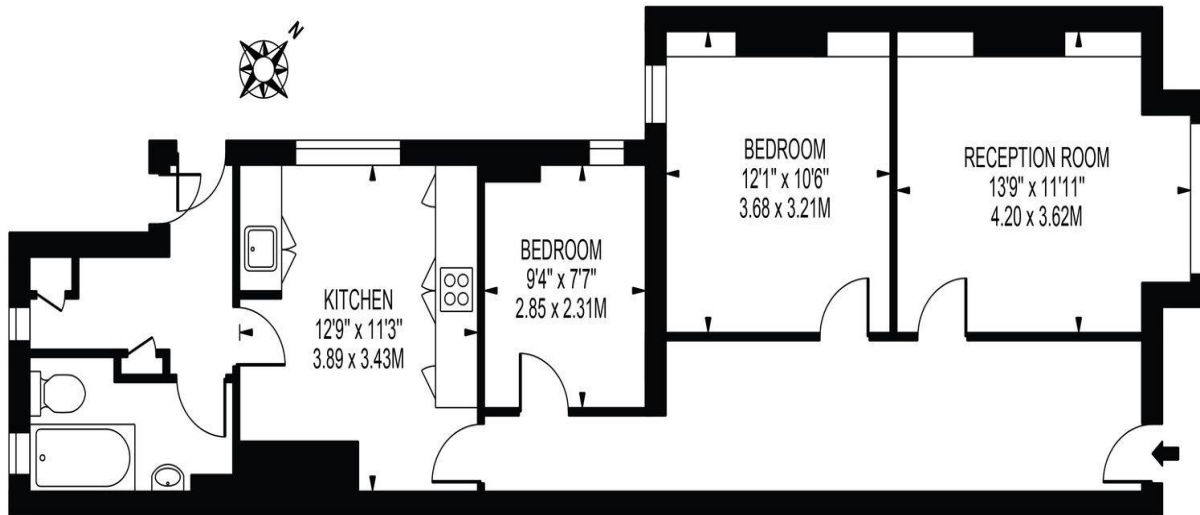
Hythe Road benefits from excellent transport links, with Thornton Heath, Selhurst, and Norwood Junction stations all within a mile, offering swift connections to London Victoria, London Bridge, and beyond. Several bus routes also serve the area, making commuting and local travel easy.

The neighbourhood is well-served by amenities including supermarkets, cafés, and independent shops. Families will appreciate the proximity to reputable schools such as Beulah Infants' and Junior Schools, David Livingstone Academy, and Harris Academy Beulah Hill. For leisure and wellness, nearby parks and fitness centres provide plenty of options, while Crystal Palace and Norwood offer vibrant cultural and dining scenes just a short distance away.



HYTHE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 776 SQ FT - 72.09 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. 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.



Kitchen

12' 9" into recess x 11' 3" max (3.89m into recess x 3.43m max)

Lounge

13' 9" into recess x 11' 11" max (4.19m into recess x 3.63m max)

Bedroom

12' 1" max x 10' 6" (3.68m max x 3.20m)

Bedroom

9' 4" max x 7' 7" (2.84m max x 2.31m)

welcome to

Hythe Road, Thornton Heath

- Ground Floor Victorian Maisonette
- Private Garden
- Two Double Bedrooms
- No Onward Chain
- Long Lease with No Service Charge or Ground Rent
- Prime Location Near Transport Links & Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114420



Property Ref:
THH114420 - 0007

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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