



Hamilton Road, Thornton Heath CR7 8NN

welcome to

Hamilton Road, Thornton Heath

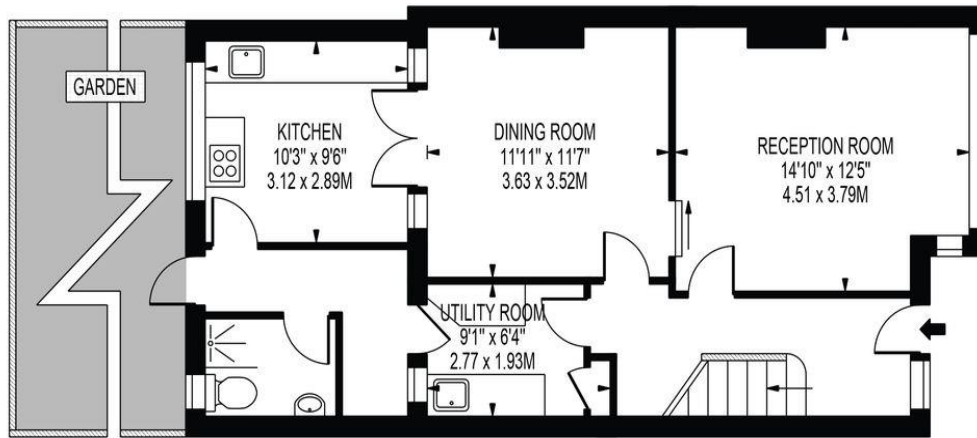
Set in a prime Thornton Heath location, this property offers generous living space, a private garden, and is offered with no onward chain. It's a perfect blank canvas to create your dream home, just minutes from transport, schools, and shops. Located on a quiet residential street in Thornton Heath, this spacious three-bedroom terraced home offers over 1,130 sq ft of internal space and is offered with no onward chain, making it ideal for buyers looking for a smooth and speedy move. The ground floor features a bright front reception room, a separate dining area, and a spacious kitchen with access to a utility room. The layout flows nicely and opens out to a private rear garden, perfect for relaxing or entertaining. The property is in good condition throughout, offering a comfortable starting point with plenty of scope to update and personalise. Upstairs, there are three bedrooms, including two generous doubles and a third room ideal for a nursery, study, or guest space. The interiors are clean and functional, filled with natural light, and ready to be transformed into a stylish and welcoming home.



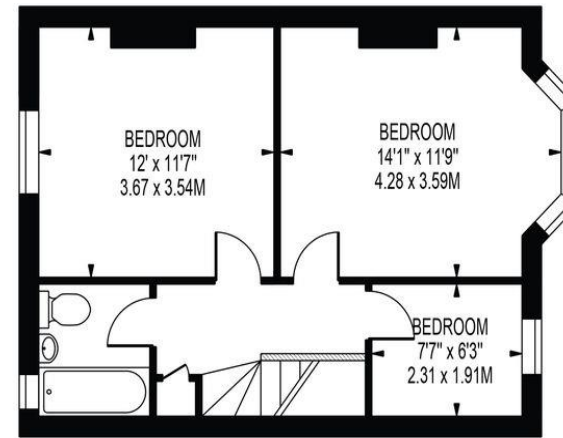
Hamilton Road is well-positioned within the London Borough of Croydon, offering excellent access to transport and amenities. Thornton Heath Station is nearby, with direct trains to London Victoria and London Bridge, making commuting into Central London fast and convenient. Several bus routes also serve the area, connecting you to Crystal Palace, Norbury, and Croydon Town Centre. Families will appreciate the proximity to schools such as Beulah Infants' School and Harris Academy Beulah Hill, while healthcare needs are covered by Mersham Medical Centre and Croydon University Hospital. Local shops, supermarkets, cafes, and restaurants are all within walking distance, and Thornton Heath Leisure Centre offers gym and fitness facilities just minutes away. With gigabit broadband available and a strong community feel, this property is perfect for those looking to create a stylish and comfortable home in a well-connected South London location.

HAMILTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1130 SQ FT - 104.98 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

Hamilton Road, Thornton Heath

- Three spacious bedrooms
- Private rear garden
- Excellent transport links
- No onward chain
- Close to schools, shops & amenities

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/THH114429



Property Ref:
THH114429 - 0009

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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