



Limpsfield Avenue, Thornton Heath CR7 6BJ

welcome to

Limpsfield Avenue, Thornton Heath

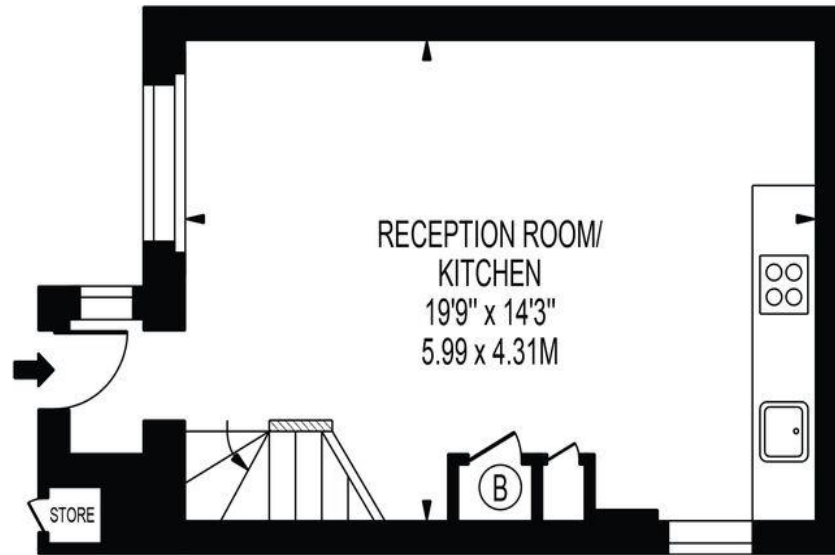
Nestled in a well-connected pocket of Thornton Heath, this charming one-bedroom freehold property on Limpsfield Avenue offers a thoughtfully designed living space ideal for first-time buyers, downsizers, or investors. Spanning approximately 459 sq ft, the home is arranged over two floors, featuring a bright open-plan reception room and kitchen on the ground floor, perfect for relaxing or entertaining. Upstairs, you'll find a well-proportioned double bedroom and a modern bathroom, all finished with a clean, contemporary aesthetic. The exterior presents a neat and inviting frontage, adding to the property's kerb appeal. The property has just been fully refurbished throughout, offering a fresh and modern feel.



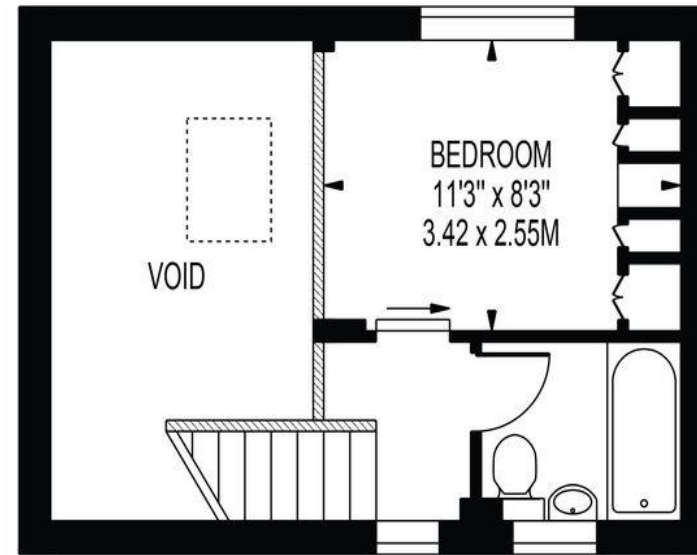
Highlights include a brand new kitchen with new units, appliances, and stylish tiling, and a completely new bathroom fitted with contemporary floor and wall tiles, a new bathtub, toilet, and sink. Additional upgrades include new flooring throughout, new carpet on the stairs, and new internal doors, all contributing to a clean and cohesive finish. As a freehold home, it presents a rare opportunity in this area-offering long-term flexibility and ownership. Residents benefit from excellent transport links, with nearby bus routes and train stations providing swift access to central London and surrounding areas. Thornton Heath, Norbury, and Selhurst stations are all within easy reach, offering regular services to London Victoria, London Bridge, and beyond. Everyday conveniences are just a short stroll away, including local shops, cafés, and restaurants, as well as green spaces perfect for leisure and relaxation. For healthcare needs, Croydon University Hospital is within easy reach, offering peace of mind and accessibility. Altogether, this property combines comfort, connectivity, and convenience in a vibrant South London neighbourhood.

LIMPSFIELD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 459 SQ FT - 42.65 SQ M
(EXCLUDING STORE & VOID)



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.
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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

Limpsfield Avenue, Thornton Heath

- Modern Open-Plan Living
- Comfortable Bedroom
- Convenient Location
- Fully Refurbished
- Local Amenities
- No Chain

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114474



Property Ref:
THH114474 - 0005

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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