



Nutfield Road, Thornton Heath CR7 7DL

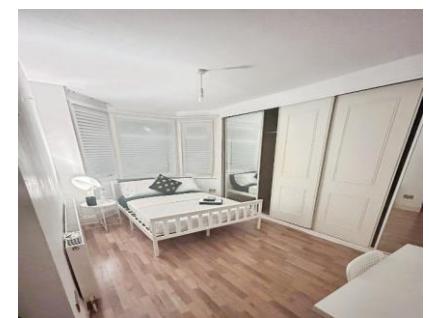
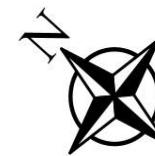
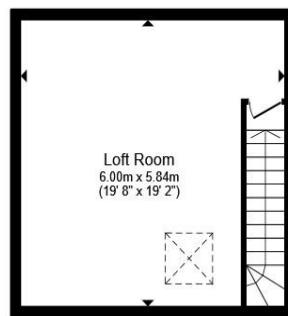
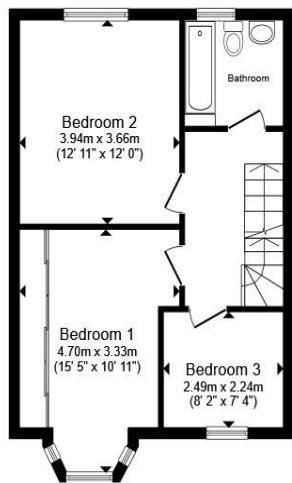
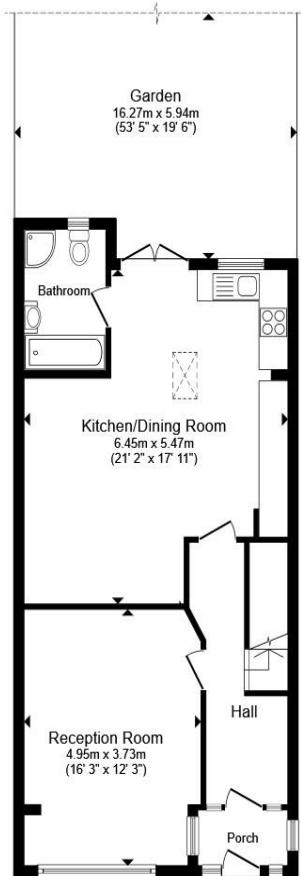
welcome to

Nutfield Road, Thornton Heath

Set on a well-liked residential road, 34 Nutfield Road is a spacious three-bedroom, two-bathroom mid-terrace home offering approximately 1,493 sq. ft. of accommodation arranged over three floors. Bright, well-proportioned, and thoughtfully laid out, the property combines generous living spaces with a practical family-friendly design. The accompanying video tour further highlights the sense of space and versatility throughout. The ground floor opens with a welcoming hallway leading to a bright bay-fronted reception room, ideal as a formal lounge or peaceful retreat. To the rear, the home unfolds into a large open-plan kitchen, dining and living area—a superb social space with plenty of natural light and direct views of the garden. The bathroom completes this level, adding everyday convenience. Upstairs, the first floor features three comfortable bedrooms, including two excellent doubles and a versatile third bedroom suited to guests, children, or a home office. A family bathroom serves this floor. The second floor offers a generous loft room, ideal for substantial storage and with the potential to be adapted into a further bedroom, studio, or private workspace, subject to the usual planning requirements.



Outside, the property enjoys a good-sized rear garden, offering a pleasant environment for outdoor dining, gardening, or simply relaxing in the warmer months. The property also benefits from available disabled parking, providing convenient access for residents and visitors with accessibility needs. The location is another key advantage. Thornton Heath and Norwood Junction stations are both within easy reach, providing direct links into central London, while several bus routes further improve local connectivity. The area offers a range of shops, cafés, supermarkets, and amenities, with green spaces such as Grangewood Park and Thornton Heath Recreation Ground nearby for leisure and recreation. With its generous footprint, flexible layout, and well-connected setting, 34 Nutfield Road is an attractive opportunity for buyers seeking space and convenience in a popular residential neighbourhood.



Total floor area 138.7 m² (1,493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Nutfield Road, Thornton Heath

- Mid-terrace
- Open-plan kitchen/living/dining space
- Three well-sized bedrooms
- Loft Space
- Local transport, amenities, and nearby green spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£450,000



view this property online barnardmarcus.co.uk/Property/THH114375

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.



Property Ref:
THH114375 - 0003

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Please note the marker reflects the postcode not the actual property



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