



barnard marcus

Boswell Road, Thornton Heath CR7 7RZ

welcome to

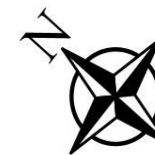
Boswell Road, Thornton Heath

Elegant three-bedroom period home offering 1,181 sq. ft. of accommodation, a stunning open-plan reception space, 50ft rear garden and a sought-after location close to transport, schools and green spaces. Occupying a desirable position on the popular Boswell Road, this attractive three-bedroom period home combines generous living accommodation with charming character features and excellent family-friendly outdoor space. Extending to approximately 1,181 sq. ft., the property opens into a welcoming entrance hall leading to a stunning 26ft dual-aspect lounge/dining room, providing an exceptional space for both everyday living and entertaining. To the rear, a spacious fitted kitchen overlooks the garden and offers ample storage and worktop space, creating a practical and sociable heart of the home. The first floor comprises three well-proportioned bedrooms, including an impressive principal bedroom with bay window, together with a modern family bathroom and separate WC, perfectly suited to family life. Externally, the property benefits from a substantial rear garden extending to approximately 50ft, providing excellent space for outdoor dining, children's play and relaxation. A detached garden outbuilding offers valuable storage space and potential for a variety of uses, subject to any necessary consents. Offering a wonderful blend of period charm, generous proportions and future potential, this impressive home presents a superb opportunity for families seeking a well-connected location with excellent local amenities close at hand. Early viewing is highly recommended.



Boswell Road is ideally situated for commuters, with Thornton Heath Station within easy reach, providing regular direct services to London Victoria, London Bridge, Clapham Junction and East Croydon. A variety of bus routes operate nearby, offering convenient connections across Croydon, Norbury, Streatham and Central London. Residents can enjoy a selection of attractive nearby green spaces, including Grangewood Park, South Norwood Recreation Ground, Norbury Park and The Grove Park, all offering open green areas, children's play facilities and recreational opportunities. The nearby South Norwood Country Park provides scenic walking routes, cycling paths and nature reserves, making the location particularly appealing for families and outdoor enthusiasts. The property is well placed for a range of highly regarded schools catering for all age groups. Local options include Beulah Infant & Nursery School, Beulah Junior School, Whitehorse Manor Junior School, and St Cyprian's Greek Orthodox Primary Academy, while secondary education is served by establishments such as Harris Invictus Academy Croydon, Harris Academy Merton and St Mary's Catholic High School. The excellent choice of educational facilities further enhances the appeal of this desirable family home.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 109.7 m² (1,181 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


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Boswell Road, Thornton Heath

- Three-Bedroom Period Family Home
- Approx. 1,181 sq. ft. Accommodation
- Impressive 26ft Lounge/Dining Room
- Spacious Fitted Kitchen
- Modern Family Bathroom
- Separate WC
- Approx. 50ft Rear Garden
- Detached Garden Outbuilding

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

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH115018



Property Ref:
THH115018 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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