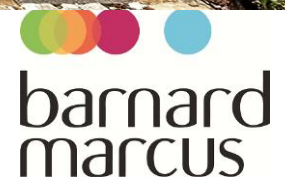




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Hobart Gardens, Thornton Heath CR7 8LR

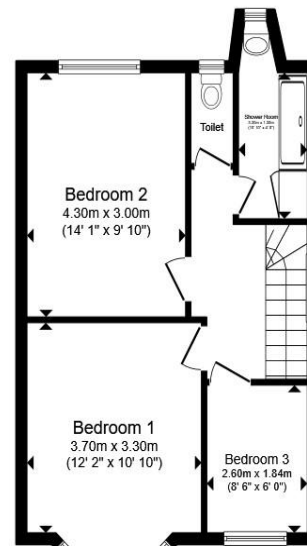
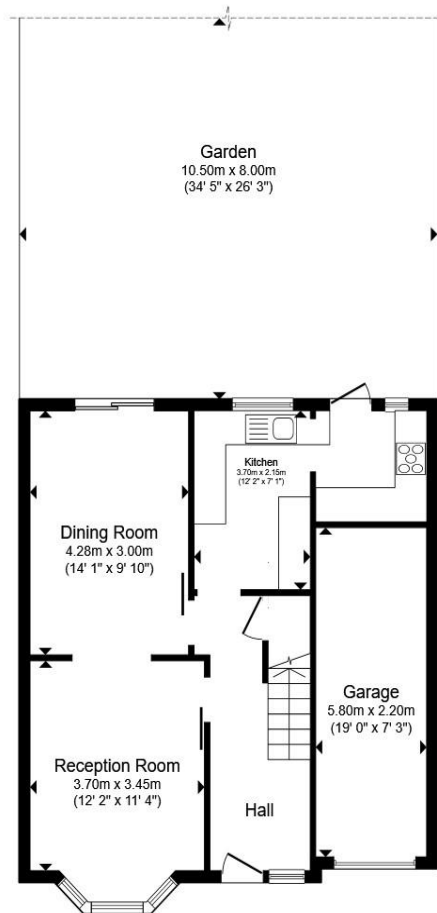


welcome to

Hobart Gardens, Thornton Heath

Spacious three-bedroom family home offering two reception rooms, a private rear garden, and a garage, set within a quiet residential cul-de-sac in Thornton Heath. Situated in a pleasant residential setting, this generously proportioned three-bedroom home offers an excellent opportunity for families or buyers looking to put their own stamp on a property. The ground floor comprises a welcoming entrance hall leading to a bright front reception room with bay window, alongside a well-sized dining room overlooking the garden—ideal for both everyday living and entertaining. The kitchen offers good workspace and access to the impressive rear garden, measuring approximately 34ft, providing excellent outdoor space for relaxation or further landscaping. A garage is also accessible, offering useful storage or potential for conversion (subject to permissions). Upstairs, the property features three bedrooms, including two comfortable doubles and a third single room, perfect as a child's bedroom, guest room or home office. The first floor is completed by a family bathroom and separate WC for added convenience. Hobart Gardens is well positioned for easy access to Thornton Heath and surrounding areas, offering a range of local shops, amenities, and transport links. Nearby rail stations provide convenient routes into Central London, making this an ideal location for commuters. Families will also benefit from a selection of well-regarded local schools, along with nearby green spaces and parks for outdoor leisure.





Total floor area 105.5 m² (1,135 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

Hobart Gardens, Thornton Heath

- Three well-proportioned bedrooms
- Two separate reception rooms
- Private rear garden (approx. 34ft)
- Garage with potential (STPP)
- Family bathroom & separate WC
- Quiet residential cul-de-sac location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.barnardmarcus.co.uk/Property/THH114066) barnardmarcus.co.uk/Property/THH114066



Property Ref:
THH114066 - 0003

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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