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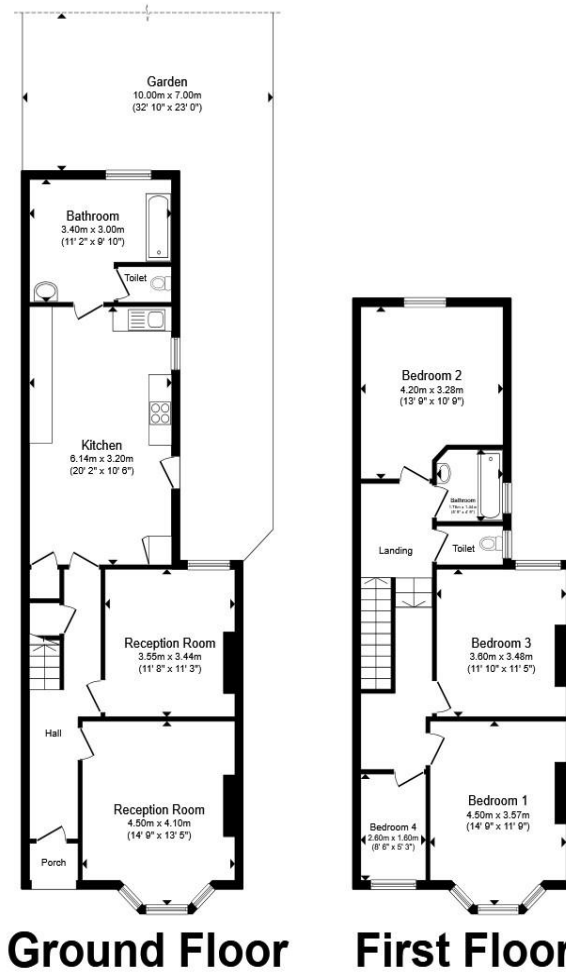
**Elliott Road, Thornton Heath CR7 7QA**

welcome to

## Elliott Road, Thornton Heath

Spacious end-of-terrace house with front and rear gardens, offered chain-free and providing excellent scope for refurbishment. Situated on a residential road, Elliott Road is a substantial end-of-terrace house offered to the market with no onward chain, making it an attractive opportunity for buyers looking to renovate and add value. The property offers generous internal accommodation, including two separate reception rooms, a fitted kitchen leading out to the rear garden, and a ground-floor bathroom. Upstairs, there are four bedrooms, including a smaller fourth room ideal as a study, nursery or home office, along with a separate WC. Externally, the home benefits from both front and rear gardens, with the rear garden offering excellent outdoor space and potential for landscaping or extension (STPP). While the property requires some TLC, its size, layout and end-of-terrace position provide strong potential for improvement. Elliott Road is conveniently located for local transport links, with access to Croydon, Norwood and surrounding areas, as well as a selection of local schools, shops and green spaces nearby, making this a popular and practical location for families and commuters. Early viewing is recommended to appreciate the opportunity on offer.





Agents Note; We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Total floor area 143.0 m<sup>2</sup> (1,539 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](http://www.propertybox.io)



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## Elliott Road, Thornton Heath

- End-of-terrace house
- Three bedroom + study
- Two reception rooms
- Front and rear gardens
- No onward chain
- Scope for refurbishment

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

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114832](https://www.barnardmarcus.co.uk/Property/THH114832)



Property Ref:  
THH114832 - 0002

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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**020 8683 0190**



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton  
Heath, Surrey, CR7 7HW



**barnardmarcus.co.uk**