



Livingstone Road, Thornton Heath CR7 8JX

welcome to

Livingstone Road, Thornton Heath

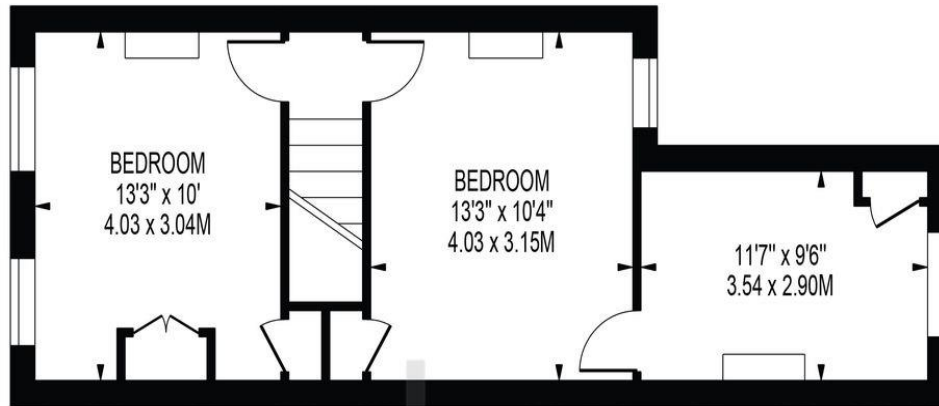
Situated on Livingstone Road, CR7 8JX, this attractive three-bedroom home offers approximately 816 sq. ft. of versatile living space arranged over two floors. The property features a welcoming front reception room with a bay window and a charming fireplace, creating a warm and inviting atmosphere. To the rear, an open-plan dining area and kitchen provide a practical and sociable space, with direct access to the garden—perfect for entertaining or relaxing outdoors. The home benefits from two outdoor areas, including a generous rear garden and a smaller courtyard-style space, ideal for those who enjoy gardening or simply unwinding in the fresh air. Upstairs, there are two well-proportioned double bedrooms and an additional room that can serve as a home office, nursery, or guest bedroom. A family bathroom completes the first floor. The property is filled with natural light and offers scope for personalisation, making it an excellent choice for first-time buyers, families, or investors.



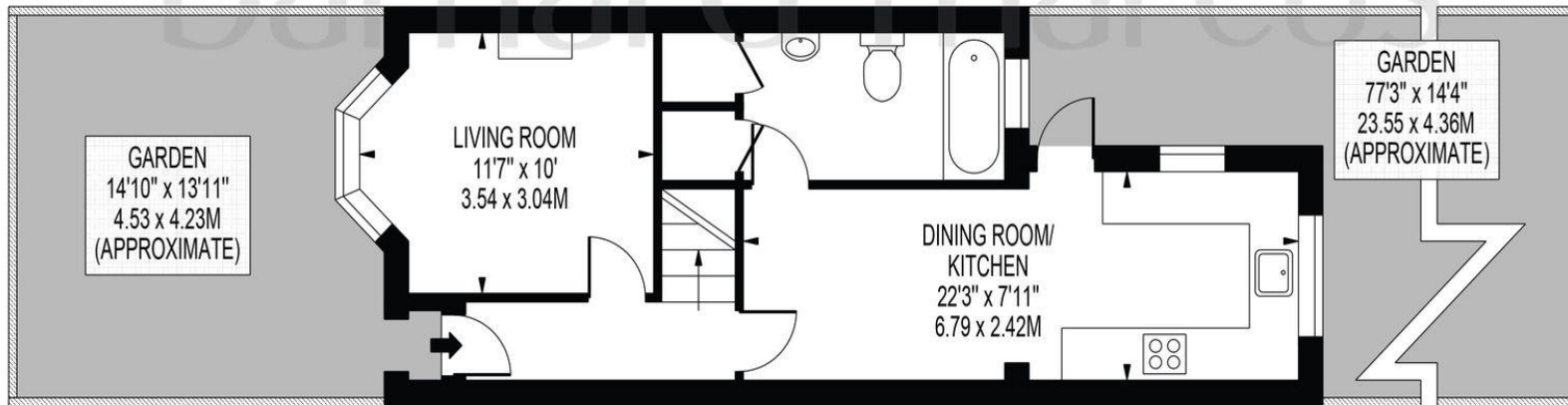
Livingstone Road enjoys a convenient location with Thornton Heath Station just a short walk away, offering direct links to London Victoria and London Bridge, plus excellent bus connections to Croydon and beyond. Everyday essentials are close at hand with supermarkets, cafés, and local shops nearby. Families benefit from good schools in the area, and for leisure, Grangewood Park and Norbury Park provide green spaces for walks and outdoor activities. This property combines space, character, and convenience in a vibrant South London location—an ideal place to call home.

LIVINGSTONE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 816 SQ FT - 75.81 SQ M



FIRST FLOOR



GROUND 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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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.



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Livingstone Road, Thornton Heath

- Three bedrooms
- Bright bay-fronted reception
- Open-plan kitchen/diner
- Large rear garden
- Close to station and amenities

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114526



Property Ref:
THH114526 - 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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