



barnard marcus

**Hunza Court, Hythe Road, Thornton Heath CR7 8QQ**



**welcome to**

## **Hunza Court Hythe Road, Thornton Heath**

This stylish new-build bungalow has been thoughtfully designed to offer bright, spacious accommodation perfectly suited to modern living. Finished to a high specification throughout, the property benefits from a generous master bedroom with en-suite, an additional downstairs WC, underfloor heating across the ground floor with individually controlled zones, and Bosch integrated appliances. The home further features a fire sprinkler system for enhanced safety, a burglar alarm system, and high-speed FTTP fibre broadband, providing comfort, security, and excellent connectivity. A 10-year insurance-backed structural warranty offers added peace of mind for buyers. Externally, the property boasts allocated parking and a large private garden, ideal for both relaxing and entertaining.

Conveniently located, the bungalow offers easy access to Thornton Heath, Selhurst, and Norwood Junction stations (Zone 4), providing excellent transport links into Central London. A wide range of local amenities are nearby, alongside the attractive green open spaces of Grangewood Park.

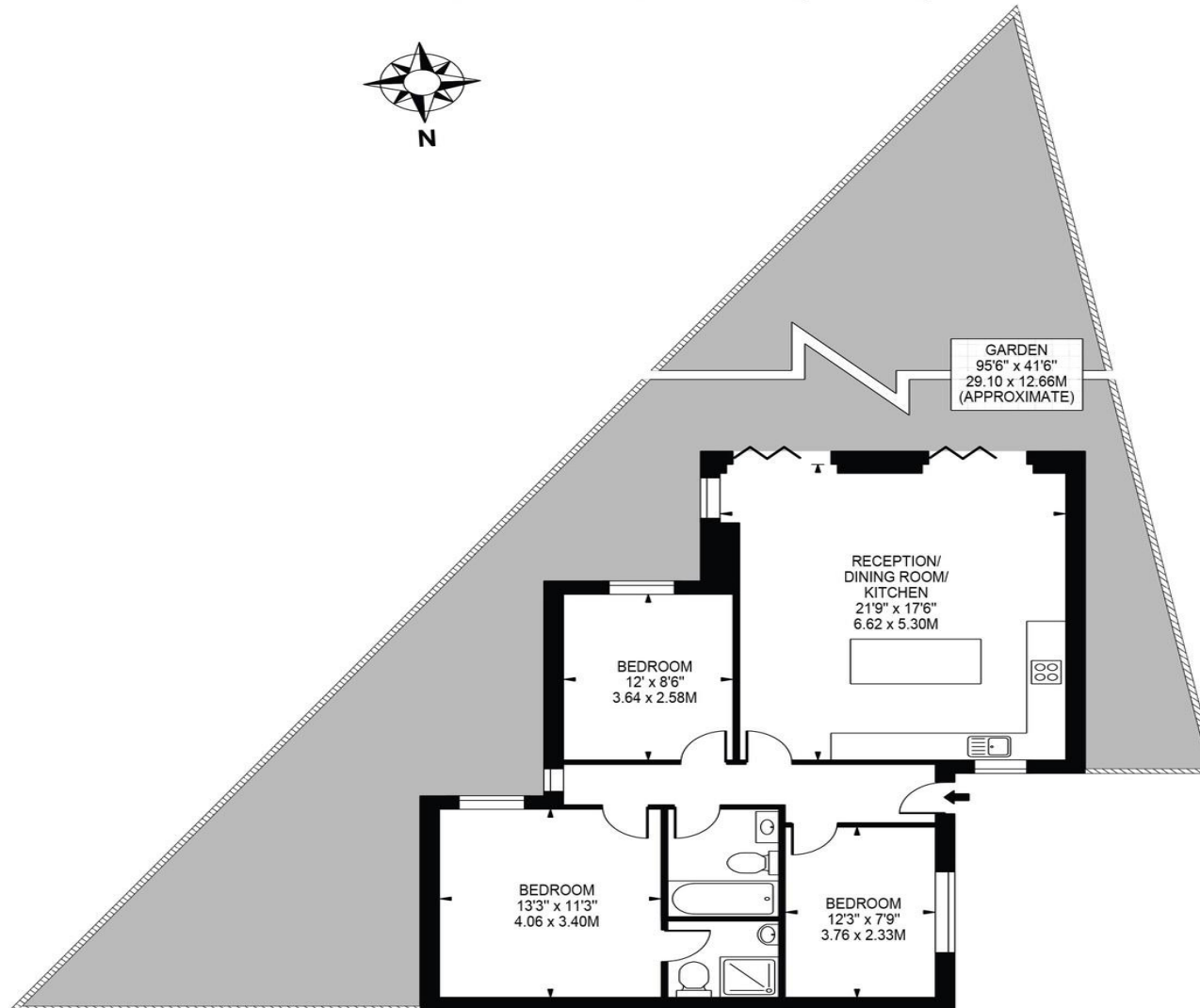
A superb opportunity for buyers seeking a high-quality, energy-efficient new build in a quiet yet well-connected location. Early viewing is highly recommended — please call to arrange your appointment.

**Agents Note:** *"This property is currently part of a larger title that includes land that is not included in this sale. The creation of a new Freehold title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly." & "The Council Tax band has not yet been confirmed by the Valuation Office Agency. The anticipated band is C, subject to formal determination. Please make enquiries with the Local Authority."*



# HUNZA COURT, HYTHE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 874 SQ FT - 81.19 SQ M



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.



**welcome to**

## **Hunza Court Hythe Road, Thornton Heath**

- Brand new detached bungalow in a quiet private close
- No onward chain
- 10-year insurance-backed structural warranty
- Fire sprinkler system and burglar alarm installed
- Master bedroom with en-suite plus additional WC
- High-spec finish with Bosch integrated appliances
- Underfloor heating with individually zoned controls
- Allocated parking and private garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£525,000**



Please note the marker reflects the postcode  
not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114961](https://barnardmarcus.co.uk/Property/THH114961)



Property Ref:  
THH114961 - 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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