

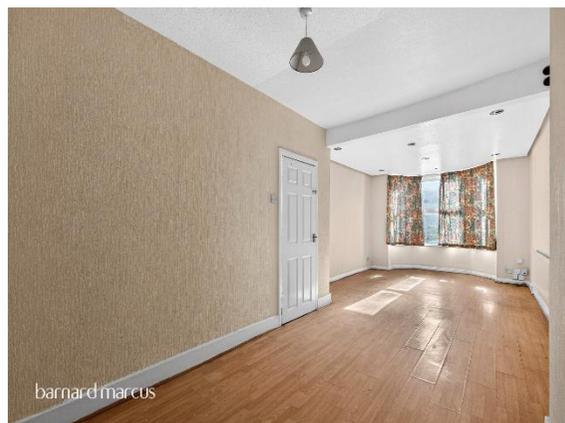


Livingstone Road, Thornton Heath CR7 8JZ

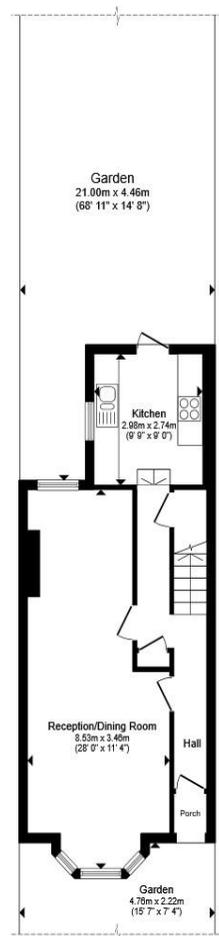
welcome to

Livingstone Road, Thornton Heath

This well-proportioned three-bedroom period home offers bright, spacious accommodation throughout and is ideally positioned for transport links, local shops and schools. Presented in clean, neutral condition, it provides a blank canvas for a buyer to move straight into or personalise further. The ground floor features a generous bay-fronted reception room, a second rear reception/dining area with garden access, and a modern fitted kitchen with ample storage and integrated appliances. A useful WC completes the downstairs layout. Upstairs offers three good-sized bedrooms and a family bathroom finished in a neutral suite. The property benefits from a long rear garden with plenty of potential for landscaping or future extension (subject to consent). Offered with no onward chain, this is an excellent opportunity for buyers seeking a spacious freehold home in a convenient location.



Livingstone Road offers great connectivity, with Thornton Heath Station close by for direct services to London Victoria and London Bridge, alongside additional nearby stations such as Selhurst, Norbury and West Croydon for wider travel options. The area is well served by local bus routes linking to Croydon, Crystal Palace and Norbury, and benefits from easy access to everyday amenities including supermarkets, cafés and shops. Residents are also within reach of several parks and green spaces in the Thornton Heath, Norbury and Crystal Palace areas, offering plenty of options for leisure and outdoor time.



Ground Floor



First Floor



Total floor area 85.5 m² (920 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

Livingstone Road, Thornton Heath

- Spacious 920 sq ft three-bedroom period home
- Two bright reception rooms plus modern fitted kitchen
- Long rear garden with excellent potential
- Upstairs family bathroom
- Offered with no onward chain
- Close by to Thornton Heath Station

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/THH114695



Property Ref:
THH114695 - 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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