



barnard marcus

Hunza Court, Hythe Road, Thornton Heath CR7 8QQ

welcome to

Hunza Court Hythe Road, Thornton Heath

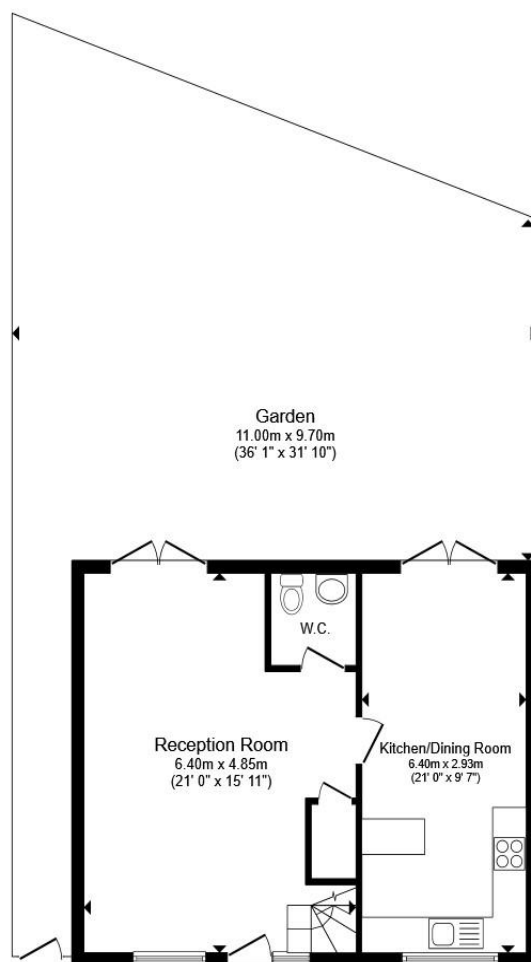
Hunza Court is conveniently positioned on Hythe Road, offering excellent access to a variety of local amenities, including shops, cafés, supermarkets, and leisure facilities. The area is well served by transport links, with nearby rail and bus connections providing easy access to Central London. Set within a desirable residential setting, this attractive three-bedroom semi-detached house offers well-balanced accommodation, modern conveniences, and a welcoming atmosphere throughout. Thoughtfully designed for contemporary family living, the property combines generous living space with practical layouts, making it an ideal home for growing families, professionals, and those seeking a well-connected location. The ground floor features a bright and spacious reception room, providing an excellent space for both relaxation and entertaining. Natural light floods the room, creating an inviting environment for everyday living. The well-appointed kitchen offers ample storage and preparation space, perfectly suited to modern lifestyles, while the overall layout flows effortlessly throughout the home. The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. Two further bedrooms provide versatile accommodation and can be utilised as children's rooms, guest bedrooms, or a home office. A contemporary family bathroom serves the remaining bedrooms and is finished to a good standard. Externally, the property benefits from private outdoor space, ideal for enjoying warmer months, outdoor dining, or family gatherings. The semi-detached design further enhances the sense of space and privacy, making this a fantastic home both inside and out.



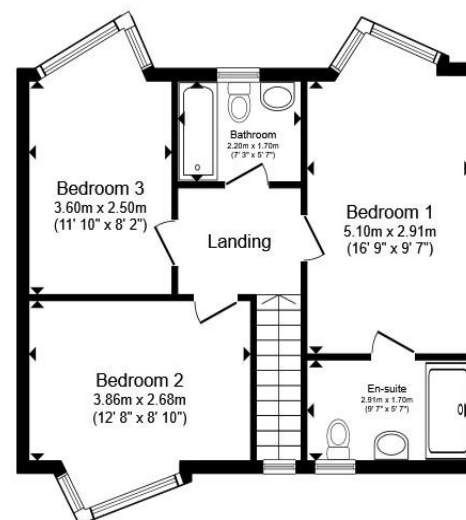
Agents Note: (1) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

(2) 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.

(3) 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.



Ground Floor



First Floor

Total floor area 103.7 m² (1,117 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

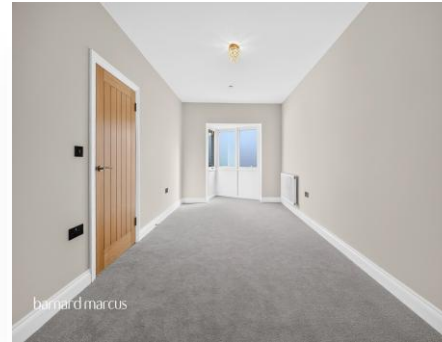
welcome to

Hunza Court Hythe Road, Thornton Heath

- Private outdoor space
- Ideal family home
- Convenient access to transport links
- Near parks and green open spaces
- Well-presented throughout

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

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH115088



Property Ref:
THH115088 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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