



barnard marcus

**Warwick Road, Thornton Heath CR7 7NG**

  
barnard  
marcus

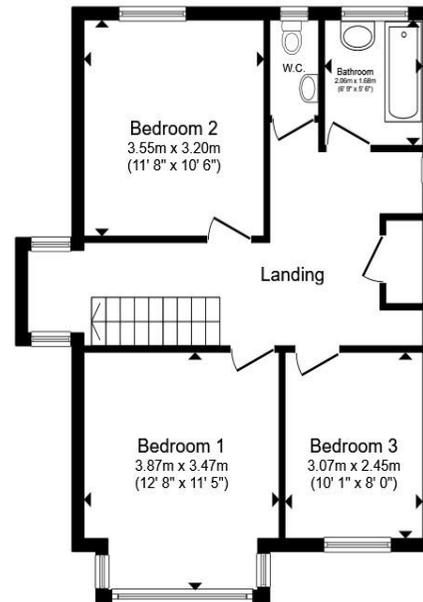
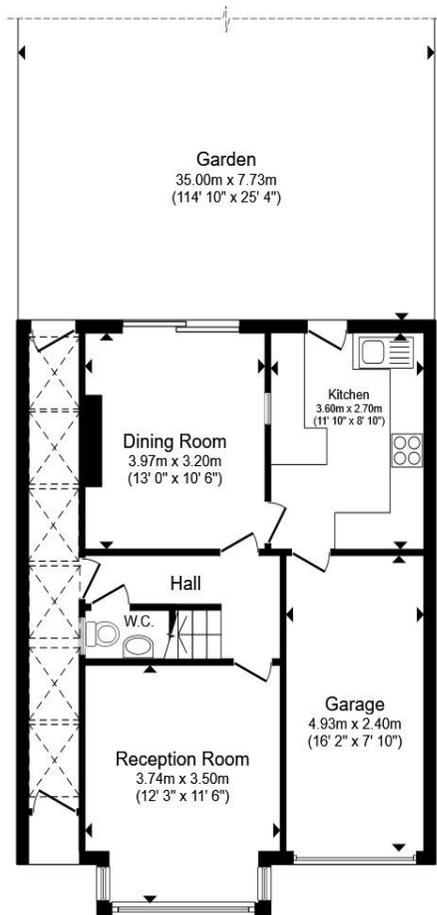
welcome to

## Warwick Road, Thornton Heath

Set on a popular residential road, this attractive detached home offers generous proportions throughout and is ideal for families or buyers seeking space and flexibility. The property opens with a welcoming entrance hall leading to a bright front reception room featuring a large bay window and ample room for comfortable living and entertaining. To the rear, a second reception/dining room provides additional living space and direct access to the garden, making it perfect for everyday use or hosting larger gatherings. The kitchen is well arranged with good storage and worktop space, positioned just off the dining room and offering a practical layout for cooking and family living. Completing the ground floor is the added convenience of an attached garage, providing secure parking or potential for future conversion (STPP), as well as off-street parking to the front of the house. Upstairs, the property benefits from three well-proportioned bedrooms. The principal and second bedrooms are generous doubles, each enjoying plenty of natural light, while the third bedroom is a comfortable single ideal for a child's room, home office or guest space. A family bathroom serves the first floor, offering a clean and functional suite.



The rear garden is a standout feature—broad, mature and stretching approximately 35 metres, it provides an excellent outdoor retreat. With both a patio and extensive lawn area, it offers space for relaxation, play, and gardening, with plenty of scope to landscape or personalise to taste. Warwick Road is well placed for transport links, with Thornton Heath and Norbury stations offering straightforward routes into London. Local bus services and road connections make commuting and travel convenient. The area is served by a choice of schools, catering for all ages, and benefits from nearby amenities including shops, cafés and everyday essentials. Green spaces such as Norbury Park and Grangewood Park are also within easy reach, providing open areas for leisure, exercise and family time.



Total floor area 116.8 m<sup>2</sup> (1,258 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)



welcome to

## Warwick Road, Thornton Heath

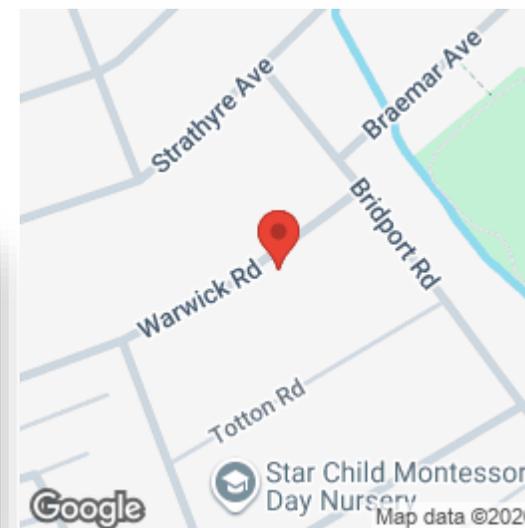
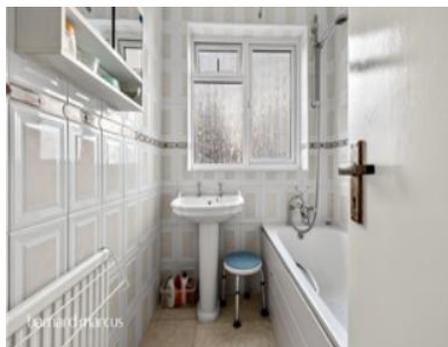
- Detached
- Three generous bedrooms
- Two well-proportioned reception rooms
- Large private rear garden
- Off-street parking and attached garage
- Popular residential location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114518](https://barnardmarcus.co.uk/Property/THH114518)



Property Ref:  
THH114518 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 barnard marcus



**020 8683 0190**



ThorntonHeath@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**