



barnard marcus

Livingstone Road, Thornton Heath CR7 8JT



welcome to

Livingstone Road, Thornton Heath

Public Notice: This property is currently under offer at £300,000. Anyone wishing to make an offer over and above this amount should contact the selling agents Barnard Marcus on 02086830190 prior to the exchange of contracts. Bright interiors, private garden, and great layout — just minutes from the station, schools, shops, and parks. Offered with no onward chain, this property needs some TLC, making it a perfect blank canvas for your dream home. Set on a quiet residential street in the heart of Thornton Heath, this three-bedroom terraced home offers generous living space, a private garden, and excellent connectivity — making it an ideal choice for families, professionals, or investors. Offered with no onward chain, the property presents a fantastic opportunity for buyers looking to add value and personalise their space. The ground floor features a bright reception room, a separate dining area, and a well-sized kitchen leading to a private rear garden — perfect for outdoor entertaining or relaxing. While the home requires some updating, it provides a great blank canvas for renovation and design ideas. Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working. The layout is practical and filled with natural light, ready to be transformed to suit your lifestyle.

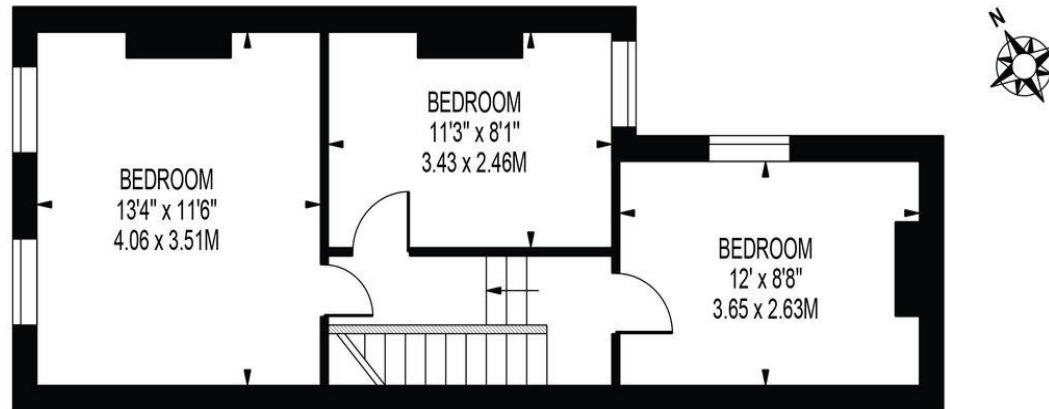


Livingstone Road is superbly located in Thornton Heath, within the London Borough of Croydon. Residents benefit from excellent transport links, with Thornton Heath Station just a short walk away, offering direct services to London Victoria and London Bridge. Several bus routes also serve the area, connecting you to nearby hubs such as Crystal Palace, Norbury, and Croydon Town Centre. Local amenities are plentiful, including supermarkets, independent shops, cafes, and restaurants. Families will appreciate the proximity to well-regarded schools such as Beulah Junior School and Harris Academy Beulah Hill, while healthcare needs are covered by nearby clinics and Croydon University Hospital. For leisure, Thornton Heath Leisure Centre is close by, offering gym and fitness facilities, and the area enjoys a strong sense of community with parks and green spaces within walking distance. This home is ideal for those looking to create something special in a well-connected London location.

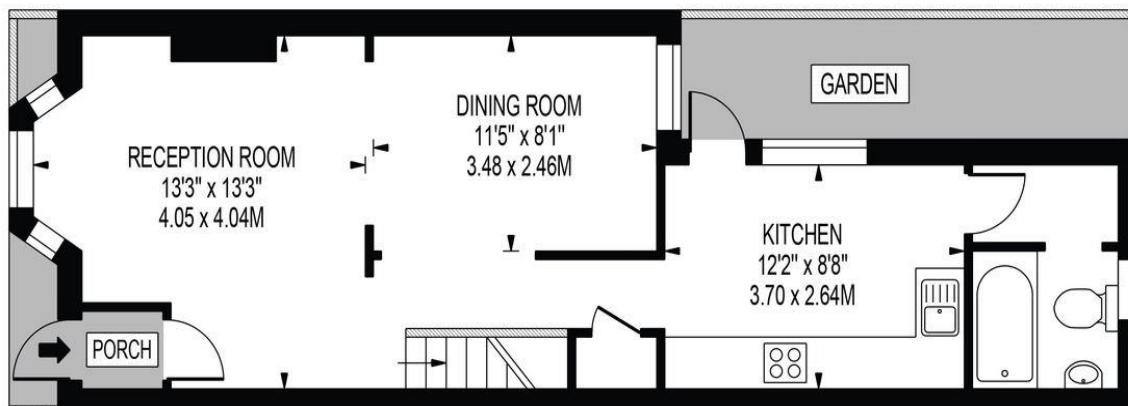
Agents Note: We are advised as to the presence of undisturbed asbestos at the property. Please enquire further with the branch.

LIVINGSTONE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 902 SQ FT - 83.82 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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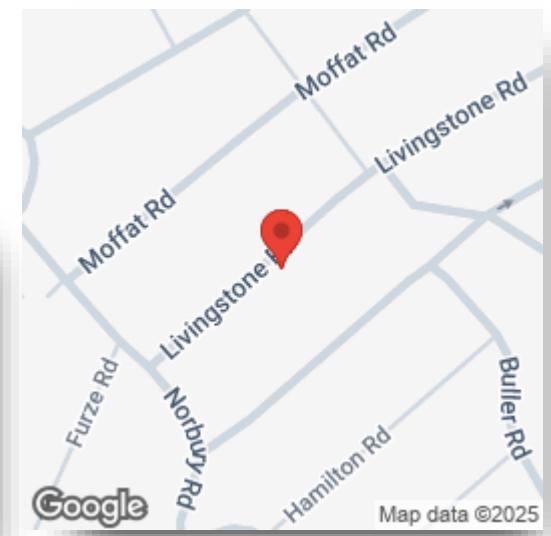
Livingstone Road, Thornton Heath

- Three spacious bedrooms
- Private rear garden
- Excellent transport links (Thornton Heath Station nearby)
- Close to shops, cafes & amenities
- Near well-rated schools
- Offered with no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000



view this property online barnardmarcus.co.uk/Property/THH114472

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.



Property Ref:
THH114472 - 0008

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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