




barnard marcus

Livingstone Road, Thornton Heath CR7 8JZ


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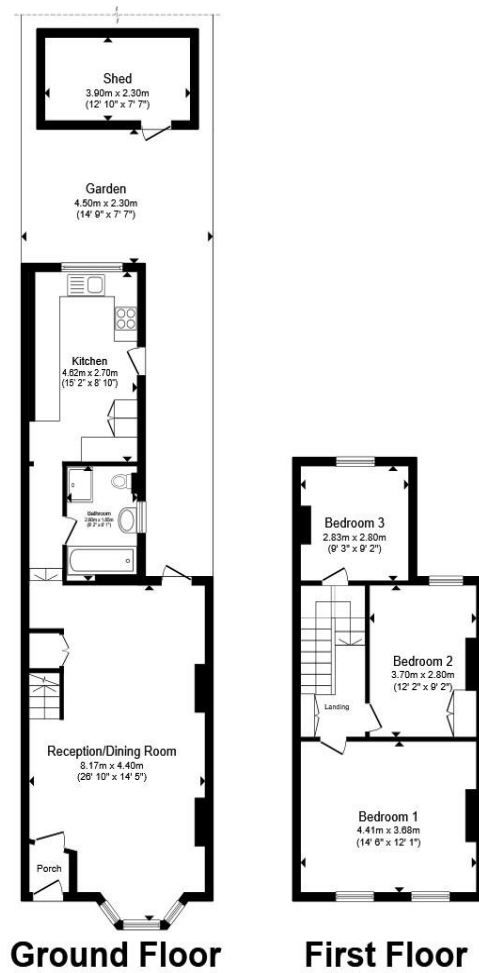
welcome to

Livingstone Road, Thornton Heath

A beautifully presented three-bedroom period home offering generous living space, modern interiors and a bright, contemporary finish. Extending to around 1,157 sq.ft, it has been thoughtfully updated throughout and is offered with no onward chain. The ground floor features an impressive double reception room with a large bay window, wood-style flooring and recessed lighting, providing an inviting and versatile space for both living and dining. To the rear sits a spacious modern kitchen, fitted with sleek cabinetry, extensive worktop space and integrated appliances, with direct access out to the garden. A beautifully finished ground-floor bathroom with contemporary tiling and a walk-in shower adds further convenience. Upstairs, the first floor offers three well-proportioned bedrooms, each benefiting from good natural light and neutral décor. The layout provides excellent flexibility for family living, working from home or guest accommodation. The rear garden is a standout feature, offering a generous lawn, a patio area ideal for outdoor dining, and a handy outbuilding/shed at the far end. With good privacy and plenty of room to enjoy, it is a superb extension of the home's living space.



Livingstone Road is well placed for a range of local transport links, including Thornton Heath and Selhurst Stations, offering fast connections into Central London. The area provides easy access to local shops, supermarkets, cafés and restaurants, along with several good schools. Nearby green spaces such as Grangewood Park and Thornton Heath Recreation Ground offer attractive outdoor areas for leisure and relaxation.



Total floor area 107.5 m² (1,157 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

- Three-bedroom period home
- Modern interiors
- Generous living space
- No onward chain
- Front & rear garden
- Nearby Thornton Heath and Selhurst Stations

Tenure: Freehold EPC Rating: Exempt
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/THH114725](https://www.barnardmarcus.co.uk/Property/THH114725)



Property Ref:
THH114725 - 0003

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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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