



barnard marcus

**Thornton Road, Thornton Heath CR7 6BH**



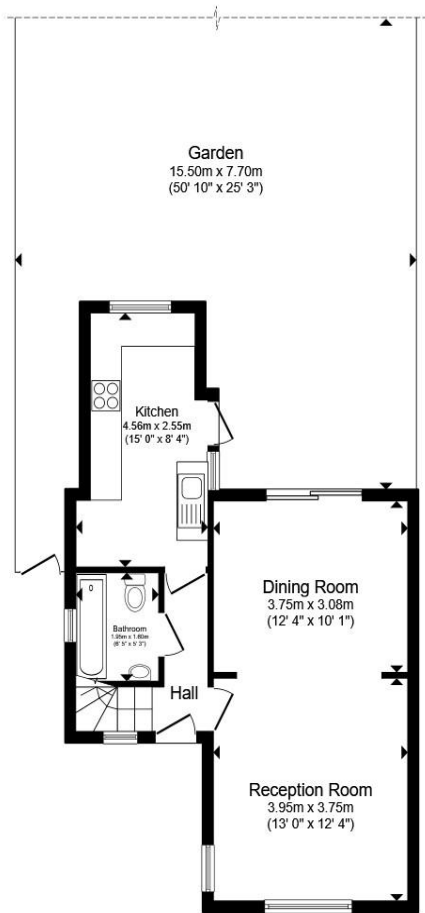
welcome to

## Thornton Road, Thornton Heath

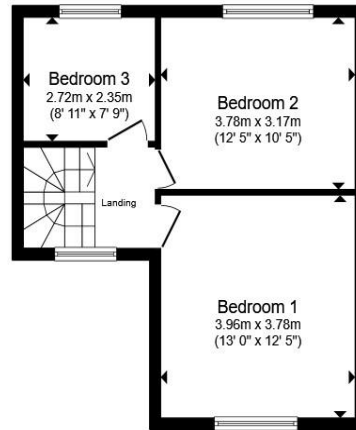
Well-presented three-bedroom semi-detached family home offering generous living space, front and rear gardens, and excellent scope to personalise. Ideally located on Thornton Road with easy access to local transport, schools, and green spaces. This well-proportioned three-bedroom semi-detached home offers bright and flexible accommodation, ideal for families or buyers seeking space with future potential. The ground floor comprises a welcoming entrance hall, a spacious reception room to the front, and a separate dining room with direct access to the rear garden — perfect for entertaining or family living. To the rear, the fitted kitchen provides ample storage and worktop space, also enjoying views over the garden, while a ground floor bathroom completes the layout. Upstairs, the property offers three well-sized bedrooms, including a generous principal bedroom and two further rooms ideal for children, guests, or home working. Externally, the property benefits from both front and rear gardens. The rear garden is a good size, mainly laid to lawn with space for seating, outdoor dining, or further landscaping, while the front garden provides additional kerb appeal and separation from the road.



Situated on Thornton Road, CR7 6BH, the property is well positioned for transport links including Thornton Heath and Selhurst stations, offering direct routes into Central London. A range of local primary and secondary schools are within easy reach, along with everyday amenities on Thornton Heath High Street. Green spaces such as Thornton Heath Recreation Ground and Grangewood Park are close by, providing ideal outdoor space for families and leisure.



**Ground Floor**



**First Floor**



Total floor area 83.1 m<sup>2</sup> (895 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)



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## Thornton Road, Thornton Heath

- Three-bedroom semi-detached house
- Two reception rooms
- Separate fitted kitchen
- Front and rear gardens
- Family bathroom
- Convenient location for transport, schools & green spaces

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

offers in excess of  
**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114506](https://www.barnardmarcus.co.uk/Property/THH114506)



Property Ref:  
THH114506 - 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.

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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