



**Hunza Court, Hythe Road, Thornton Heath CR7 8QQ**



**welcome to**

## **Hunza Court, Hythe Road, Thornton Heath**

An exceptional opportunity to purchase a stunning three-bedroom new-build semi-detached home, quietly positioned within a residential close off Hythe Road. Offered with no onward chain, this beautifully finished home is ideal for modern family living and benefits from a **10-year insurance-backed structural warranty** for added peace of mind.

The property is thoughtfully laid out with bright and spacious accommodation throughout. The principal bedroom enjoys a stylish en-suite bathroom, while a contemporary family bathroom and an additional downstairs WC add everyday convenience. The ground floor further benefits from underfloor heating with individually controlled zones, creating a comfortable and energy-efficient living environment. The sleek, modern kitchen is fully fitted with high-quality **Bosch appliances** and opens directly onto a generous private garden, making it perfect for entertaining or relaxing. Practicality is enhanced with excellent storage throughout, **allocated parking**, and modern safety and security features including a **fire sprinkler system and a burglar alarm system**. Designed for modern connectivity, the property also benefits from **high-speed FTTP** (Fibre to the Premises) internet, ideal for home working and streaming.

Ideally located within easy reach of Thornton Heath, Selhurst and Norwood Junction stations (Zone 4), the property offers excellent transport links into central London, along with close proximity to local amenities and the open green spaces of Grangewood Park.

Early viewing is highly recommended – please call today to arrange your appointment.

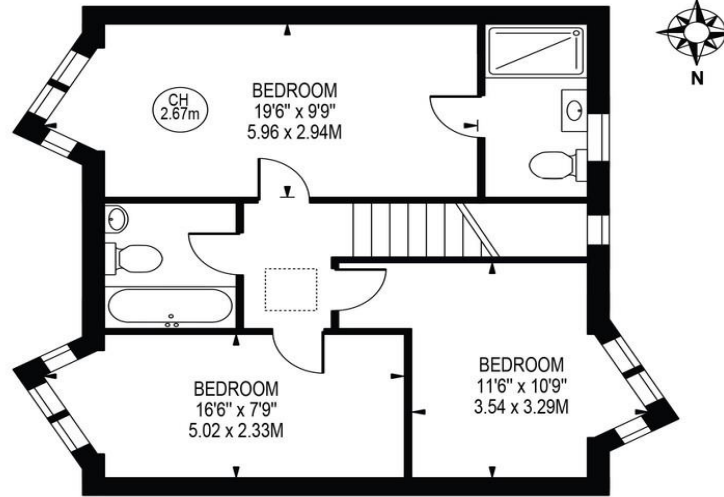
### **Agents Note:**

- 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.
- 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.

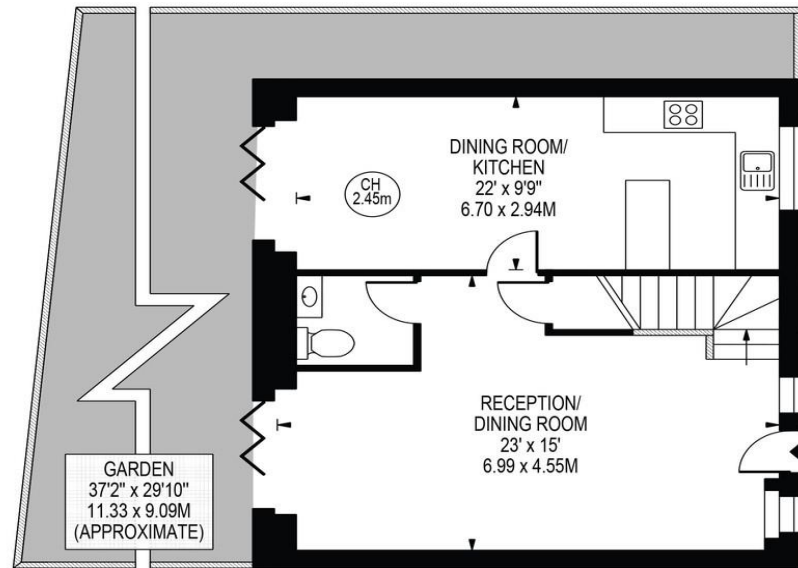


# HUNZA COURT, HYTHE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1117 SQ FT - 103.81 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.

**welcome to**

## **Hunza Court, Hythe Road, Thornton Heath**

- Three-bedroom new-build semi-detached home
- No onward chain
- 10-year insurance-backed structural warranty
- Principal bedroom with en-suite bathroom
- Modern kitchen with Bosch appliances
- Underfloor heating to the ground floor
- Private garden & allocated parking
- Fire sprinkler system, burglar alarm & high-speed FTTP internet

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£540,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**



Property Ref:  
THH114788 - 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.



**barnard marcus**



**020 8683 0190**



[ThorntonHeath@barnardmarcus.co.uk](mailto:ThorntonHeath@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**