



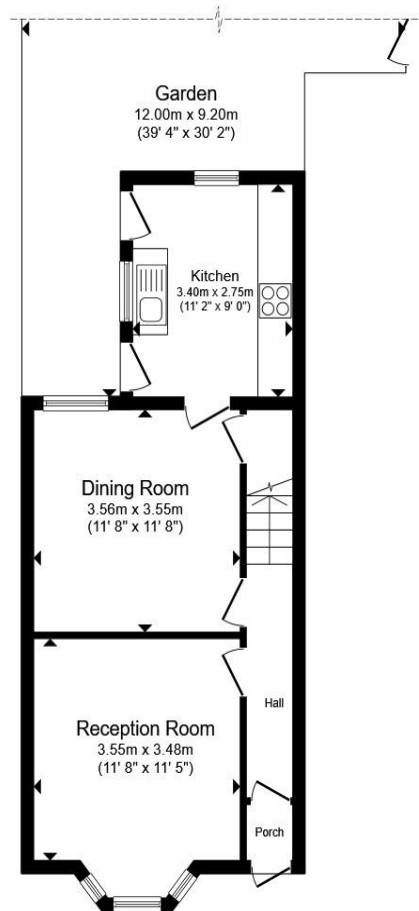
Livingstone Road, Thornton Heath, CR7 8JX

welcome to

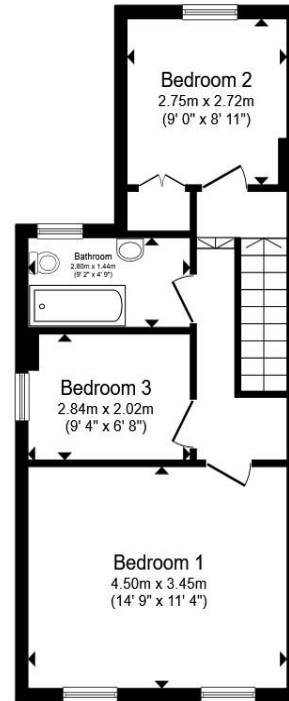
Livingstone Road, THORNTON HEATH

A charming and well-proportioned three-bedroom terraced family home offering approximately 901 sq. ft. of living accommodation, ideally situated on a popular residential road in Thornton Heath. The property is arranged over two floors and comprises a bright bay-fronted reception room to the front, a separate dining room providing an excellent space for family meals and entertaining, and a fitted kitchen overlooking the rear garden. Upstairs, there are three bedrooms, including a generous principal bedroom, a second double bedroom, a comfortable third bedroom ideal for a child, guest room or home office, and a family bathroom. Externally, the property benefits from a private rear garden extending to approximately 39ft, providing ample outdoor space for families, gardening enthusiasts or summer entertaining. To the front, the attractive bay-fronted façade enhances the property's kerb appeal and traditional character. Livingstone Road is conveniently located for local shops and amenities, while Thornton Heath Station offers regular services into Central London. A selection of well-regarded schools, nurseries and parks can also be found nearby, making this a practical and desirable location for families. This delightful home represents an excellent opportunity for first-time buyers, growing families and investors alike seeking a conveniently located property with spacious accommodation and a good-sized private garden. **Agents Note:** "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor



Total floor area 83.7 m² (901 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


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Livingstone Road, THORNTON HEATH

- Three-bedroom terraced family home
- Approx. 901 sq. ft. of accommodation
- Bay-fronted reception room
- Separate dining room
- Fitted kitchen with garden access
- Private rear garden measuring approx. 39ft
- Family bathroom on first floor
- Close to Thornton Heath Station, schools and nurseries

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

offers in excess of
£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114578



Property Ref:
THH114578 - 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.



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