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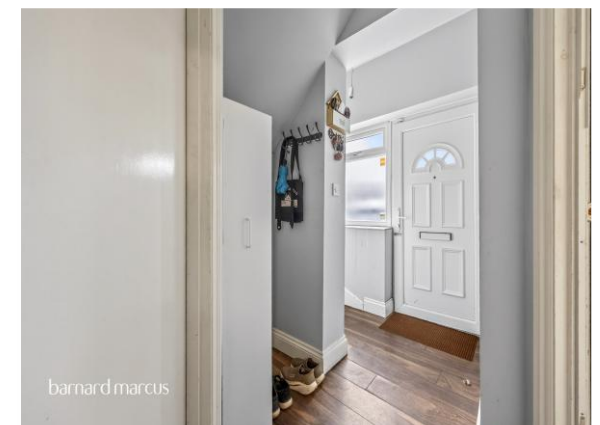
**Thornton Road, Croydon CR0 3EW**



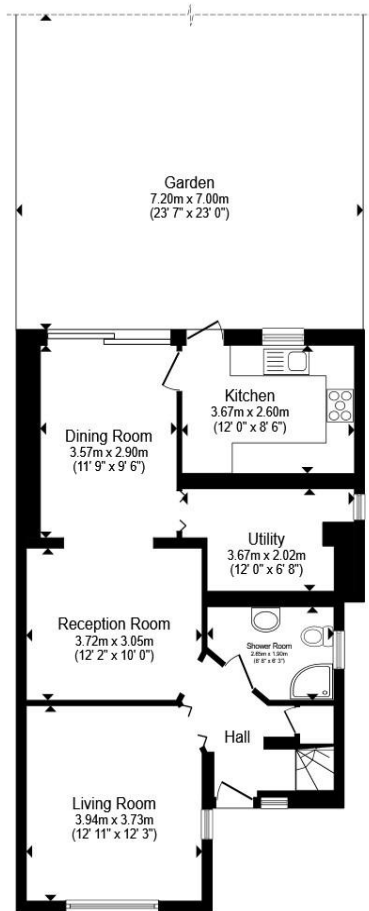
**welcome to**

## **Thornton Road, Croydon**

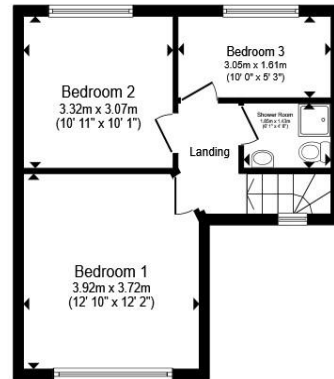
A well-presented three-bedroom family home offering generous living space, a modern fitted kitchen, private rear garden and versatile layout, conveniently positioned on Thornton Road close to transport links, schools and green spaces. This attractive and well-maintained family home offers bright, well-proportioned accommodation arranged over two floors, ideal for modern family living. The ground floor comprises a welcoming entrance hall leading to a spacious living room and an additional reception room, providing flexible living and entertaining space. To the rear is a modern fitted kitchen with ample storage and worktop space, complemented by a separate utility area and ground floor WC. The kitchen opens onto a private rear garden, perfect for outdoor dining and low-maintenance enjoyment. Upstairs, the property features three well-sized bedrooms, including two generous doubles and a comfortable single room. A contemporary family bathroom and an additional shower room serve the first floor, enhancing practicality for families or sharers. The home is finished in neutral tones throughout, allowing buyers to move straight in while offering scope to personalise.



Situated on Thornton Road, the property is well placed for a range of local amenities, highly regarded schools and everyday conveniences. Excellent transport links are nearby, with easy access to local bus routes and rail services offering direct connections into Central London and surrounding areas. Several green open spaces and parks are within easy reach, providing ideal options for recreation, dog walking and family activities.



**Ground Floor**



**First Floor**



Total floor area 104.2 m<sup>2</sup> (1,122 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, Croydon

- Three well-proportioned bedrooms
- Two reception rooms
- Modern fitted kitchen with utility area
- Two bathrooms plus ground floor WC
- Private rear garden
- Convenient location for transport, schools & parks

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

# £495,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114539](https://www.barnardmarcus.co.uk/Property/THH114539)



Property Ref:  
THH114539 - 0002

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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