



barnard marcus

Woodville Road, Thornton Heath CR7 8LP

welcome to

Woodville Road, Thornton Heath

A spacious three-bedroom freehold mid-terrace house with two reception rooms, a modern kitchen and a generous private garden. Ideally located on Woodville Road, close to transport links, schools and excellent local amenities. Situated on the ever-popular Woodville Road, this well-presented three-bedroom freehold mid-terrace home offers generous living space and a practical layout suited to modern family life. The ground floor features two bright reception rooms, a modern fitted kitchen with direct access to the garden, and a convenient ground-floor shower room. Upstairs, there are three well-proportioned bedrooms accompanied by a stylish family bathroom. The property benefits from a large private rear garden, perfect for outdoor dining, relaxation or children's play.

Additional features include double glazing and gas central heating throughout, ensuring comfort year-round.



The location is a major advantage. Woodville Road sits within a well-connected residential area in Thornton Heath, with Thornton Heath Station approximately 0.3 miles away, offering links to London Bridge, Victoria and East Croydon. There are multiple supermarkets including Tesco and Sainsbury's, providing everyday convenience. Families will appreciate the proximity to reputable primary schools such as Beulah Infants' School and Whitehorse Manor Infant & Junior Schools. Nearby green spaces, including Grangewood Park and Thornton Heath Recreation Ground, add further appeal.



Total floor area 115.3 m² (1,241 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

Woodville Road, Thornton Heath

- Mid-terrace
- Three-bedroom
- Two bright, versatile reception rooms
- Large private rear garden
- Excellent access to transport, schools and local amenities

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114668



Property Ref:
THH114668 - 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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