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**for sale**  
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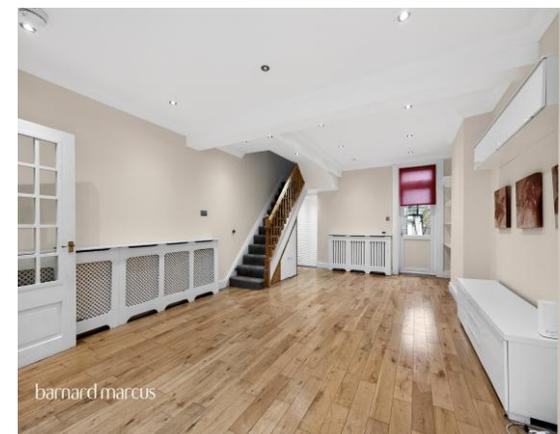
**Livingstone Road, Thornton Heath CR7 8JZ**

  
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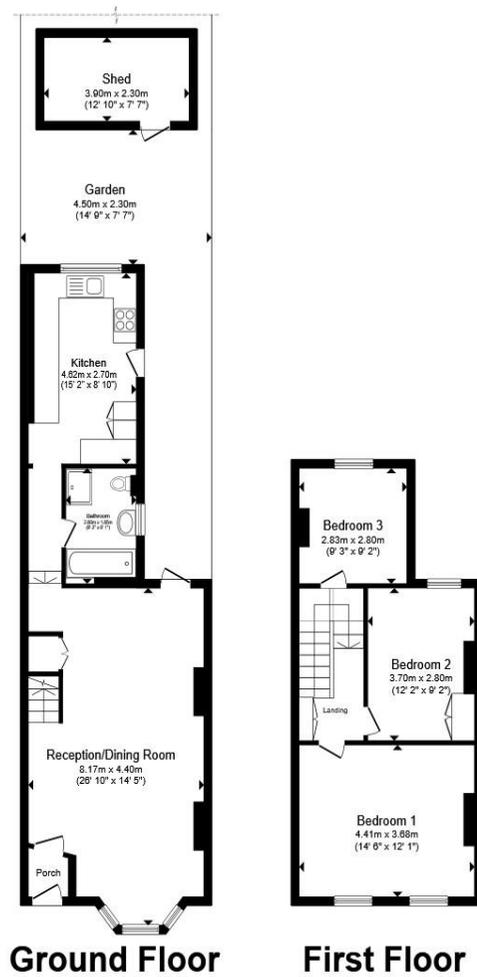
**welcome to**

## **Livingstone Road, Thornton Heath**

A beautifully presented three-bedroom period home offering generous living space, modern interiors and a bright, contemporary finish. Extending to around 1,157 sq.ft, it has been thoughtfully updated throughout and is offered with no onward chain. The ground floor features an impressive double reception room with a large bay window, wood-style flooring and recessed lighting, providing an inviting and versatile space for both living and dining. To the rear sits a spacious modern kitchen, fitted with sleek cabinetry, extensive worktop space and integrated appliances, with direct access out to the garden. A beautifully finished ground-floor bathroom with contemporary tiling and a walk-in shower adds further convenience. Upstairs, the first floor offers three well-proportioned bedrooms, each benefiting from good natural light and neutral décor. The layout provides excellent flexibility for family living, working from home or guest accommodation. The rear garden is a standout feature, offering a generous lawn, a patio area ideal for outdoor dining, and a handy outbuilding/shed at the far end. With good privacy and plenty of room to enjoy, it is a superb extension of the home's living space.



Livingstone Road is well placed for a range of local transport links, including Thornton Heath and Selhurst Stations, offering fast connections into Central London. The area provides easy access to local shops, supermarkets, cafés and restaurants, along with several good schools. Nearby green spaces such as Grangewood Park and Thornton Heath Recreation Ground offer attractive outdoor areas for leisure and relaxation.



Total floor area 107.5 m<sup>2</sup> (1,157 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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## Livingstone Road, Thornton Heath

- Three-bedroom period home
- Modern interiors
- Generous living space
- No onward chain
- Front & rear garden
- Nearby Thornton Heath and Selhurst Stations

Tenure: Freehold EPC Rating: Exempt  
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/THH114725](https://www.barnardmarcus.co.uk/Property/THH114725)



Property Ref:  
THH114725 - 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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