



Richmond Road, Thornton Heath CR7 7QD

welcome to

Richmond Road, Thornton Heath

A charming and spacious end-of-terrace Victorian family home, ideally located on the sought-after Richmond Road, just a short walk from Thornton Heath train station, excellent bus links, schools, and local amenities. Further benefits include a garage and off-street parking. This beautifully presented property retains many original features, including elegant fireplaces, and offers generous living space across two floors. The ground floor boasts a formal lounge, a bright and stylish open-plan kitchen/diner with modern appliances and access to a private rear garden with a garden store. Upstairs, you'll find three well-proportioned bedrooms, including a guest room with en-suite, and a contemporary family bathroom. Additional benefits include a garage, off-street parking, and a welcoming frontage.

With approximately 1257 sq ft of internal space (excluding the garage), this home is perfect for families or anyone seeking character, comfort, and convenience.



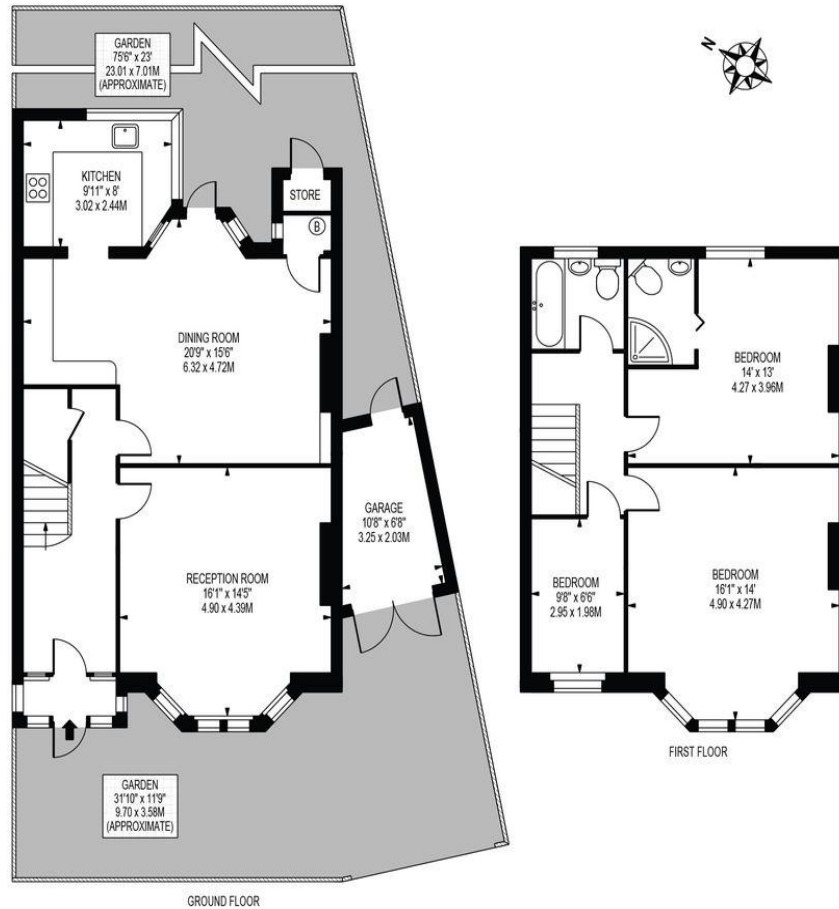
Richmond Road is ideally positioned to enjoy a wide range of local amenities and excellent transport links. Thornton Heath train station is just a short walk away, offering direct services to London Victoria and London Bridge, while several bus routes provide easy access to Croydon, Brixton, and surrounding areas. The neighbourhood is well-served by supermarkets including Tesco, Sainsbury's, Lidl, and Iceland, as well as a variety of independent shops and eateries along the High Street. For healthcare, Croydon University Hospital is conveniently located nearby, along with local GP and dental practices. Green spaces such as Grangewood Park, Norbury Park, and Duppas Hill Recreation Ground offer peaceful retreats for families, dog walkers, and outdoor enthusiasts.

RICHMOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1257 SQ FT - 116.78 SQ M

(EXCLUDING GARAGE OR STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 65 SQ FT - 6.04 SQ M



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

Richmond Road, Thornton Heath

- End of terrace
- 3 bedrooms
- Walking distance to Thornton Heath train station, bus links and amenities
- Upstairs bathroom, ensuite shower room to guest room
- Private gardens
- Garage & off-street parking

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

offers in excess of
£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114503



Property Ref:
THH114503 - 0006

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.

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