

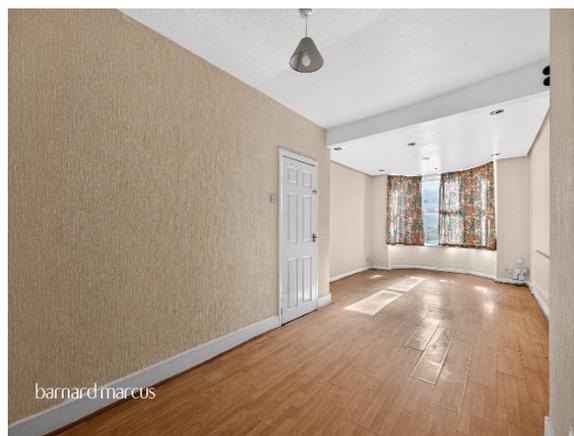


**Livingstone Road, Thornton Heath CR7 8JZ**

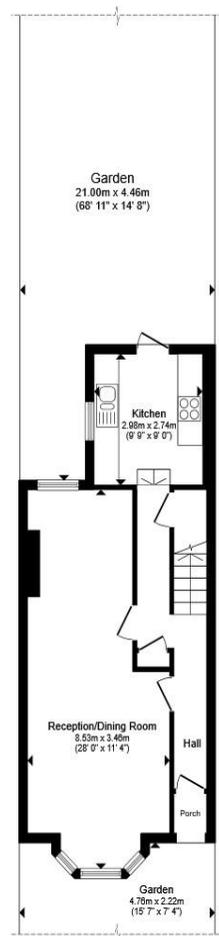
**welcome to**

## **Livingstone Road, Thornton Heath**

This well-proportioned three-bedroom period home offers bright, spacious accommodation throughout and is ideally positioned for transport links, local shops and schools. Presented in clean, neutral condition, it provides a blank canvas for a buyer to move straight into or personalise further. The ground floor features a generous bay-fronted reception room, a second rear reception/dining area with garden access, and a modern fitted kitchen with ample storage and integrated appliances. A useful WC completes the downstairs layout. Upstairs offers three good-sized bedrooms and a family bathroom finished in a neutral suite. The property benefits from a long rear garden with plenty of potential for landscaping or future extension (subject to consent). Offered with no onward chain, this is an excellent opportunity for buyers seeking a spacious freehold home in a convenient location.



Livingstone Road offers great connectivity, with Thornton Heath Station close by for direct services to London Victoria and London Bridge, alongside additional nearby stations such as Selhurst. Norbury and West Croydon for wider travel options. The area is well served by local bus routes linking to Croydon, Crystal Palace and Norbury, and benefits from easy access to everyday amenities including supermarkets, cafés and shops. Residents are also within reach of several parks and green spaces in the Thornton Heath, Norbury and Crystal Palace areas, offering plenty of options for leisure and outdoor time.



**Ground Floor**



**First Floor**



Total floor area 85.5 m<sup>2</sup> (920 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

- Spacious 920 sq ft three-bedroom period home
- Two bright reception rooms plus modern fitted kitchen
- Long rear garden with excellent potential
- Upstairs family bathroom
- Offered with no onward chain
- Close by to Thornton Heath Station

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

offers in excess of  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THH114695 - 0004

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