



Galpins Road, Thornton Heath CR7 6EL

welcome to

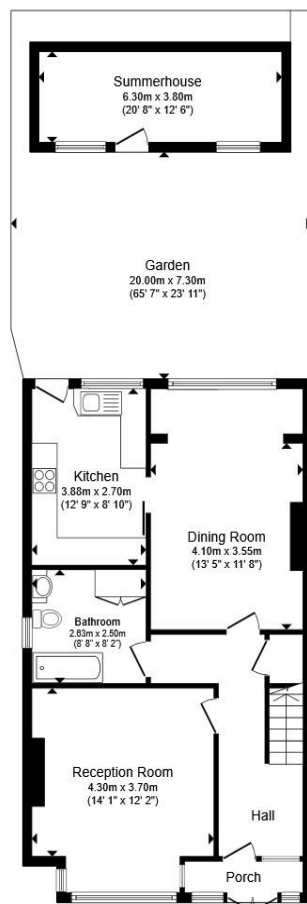
Galpins Road, Thornton Heath

An impressive six-bedroom family home spanning approximately 2,004 sq. ft., offering generous living accommodation, a large rear garden with summerhouse, and a sought-after residential location close to excellent transport links, reputable schools and green open spaces.

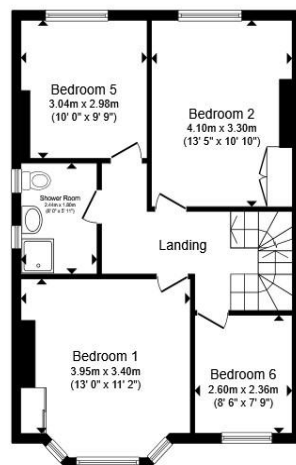
Occupying a substantial plot on the ever-popular Galpins Road, this impressive six-bedroom family home offers approximately 2,004 sq. ft. of versatile accommodation arranged over three floors, perfectly suited to growing families seeking both space and convenience. The ground floor features a welcoming entrance hall leading to a spacious front reception room with bay window, providing an elegant setting for relaxation and entertaining. To the rear, the dining room offers an excellent space for family gatherings and flows through to a well-appointed fitted kitchen overlooking the garden. A family bathroom completes the ground floor accommodation. The upper floors provide six well-proportioned bedrooms, offering exceptional flexibility for larger families, guest accommodation, home working or hobby rooms. Additional shower rooms serve the upper levels, ensuring practicality for modern family living. One of the standout features of the property is the impressive rear garden extending to approximately 65ft, providing a wonderful outdoor environment for entertaining, recreation and al fresco dining. At the rear of the garden sits a substantial summerhouse, offering potential as a home office, gym, studio or entertaining space. Combining generous proportions, versatile living accommodation and a desirable location, this substantial residence presents a rare opportunity to acquire a sizeable family home in one of Thornton Heath's most established residential settings.



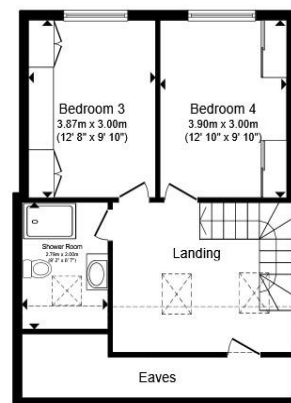
Galpins Road is a desirable residential road conveniently located for Thornton Heath, Norbury and central Croydon, offering easy access to a wide range of shops, restaurants, leisure facilities and everyday amenities. The property is ideally situated for commuters, with Thornton Heath Station within easy reach, providing regular services to London Victoria, London Bridge, Clapham Junction and East Croydon. Nearby bus routes offer convenient connections throughout Croydon, Streatham, Brixton and Central London. The property is ideally positioned for families, with a wide selection of well-regarded primary and secondary schools nearby. Local options include Beulah Infant & Nursery School, Beulah Junior School, Kensington Avenue Primary School and St Cyprian's Greek Orthodox Primary Academy, whilst older pupils are served by popular schools such as Harris Academy Merton and Harris Invictus Academy Croydon. The excellent range of educational establishments within easy reach further enhances the appeal of this substantial family home. Residents can enjoy an excellent selection of nearby green open spaces, making the location particularly attractive to families and outdoor enthusiasts. Grangewood Park, Norbury Park and Pollards Hill Recreation Ground are all within easy reach, offering children's play areas, sports facilities and pleasant walking routes. Streatham Common and South Norwood Country Park are also nearby, providing extensive open space, nature trails and recreational opportunities throughout the year. The abundance of surrounding parks creates a wonderful balance between suburban living and access to the outdoors. **Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."**



Ground Floor



First Floor



Second Floor



Total floor area 186.2 m² (2,004 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

Galpins Road, Thornton Heath

- Six Bedroom Family Home
- Approx. 2,004 sq. ft. Accommodation
- Arranged Over Three Floors
- Spacious Reception Room
- Separate Dining Room
- Fitted Kitchen
- Approx. 65ft Rear Garden
- Large Summerhouse/Home Office Potential

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

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114726



Property Ref:
THH114726 - 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.

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