



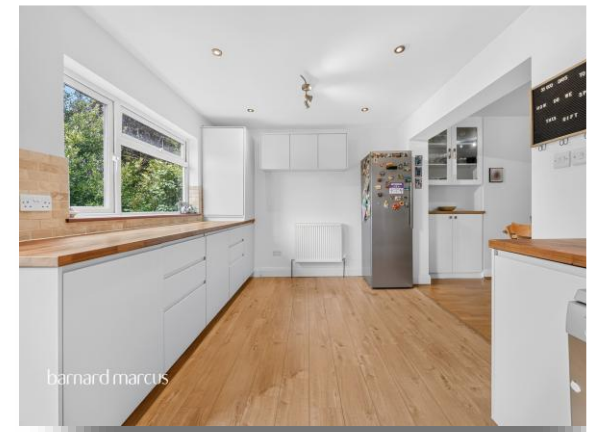
barnard marcus

Pitt Road, Thornton Heath CR7 7BT

welcome to

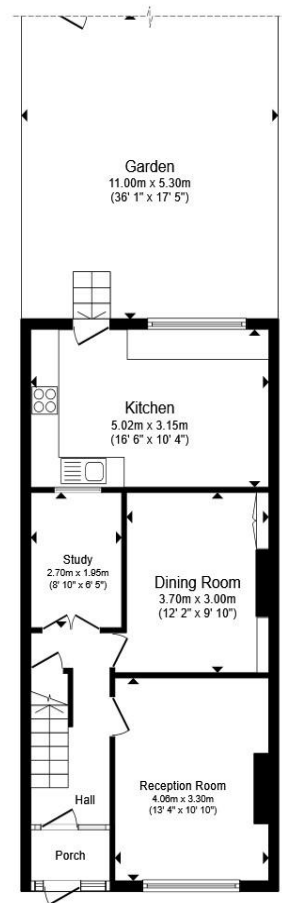
Pitt Road, Thornton Heath

A spacious and well-presented three-bedroom terraced home featuring two generous double bedrooms and a versatile third bedroom, ideal as a nursery, home office or study, together with a separate reception room, dining room, large fitted kitchen and a private rear garden. Offered to the market chain-free, the property is conveniently located close to local amenities, schools and excellent transport links. Situated on a popular residential road, this attractive terraced house offers bright, well-proportioned accommodation arranged over two floors and extending to approximately 1,018 sq ft. The ground floor comprises a welcoming entrance hall leading to a spacious front reception room, featuring ample natural light and attractive flooring. To the rear, a separate dining room provides an ideal space for both everyday family living and entertaining guests. In addition, there is a useful study, currently utilised as a home office, offering flexible space for remote working, a playroom or additional storage. The impressive fitted kitchen offers an extensive range of wall and base units, generous worktop space and room for dining. Large windows and direct access to the rear garden create a bright and sociable environment, making this a true hub of the home. Upstairs, the property benefits from two generous double bedrooms, both offering excellent proportions and space for storage, together with a third bedroom which would make an ideal nursery, child's bedroom, dressing room, study or home office. A modern family bathroom serves the first floor and is fitted with a contemporary white suite.

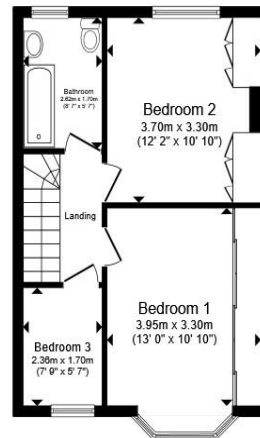


Externally, the property enjoys a substantial private rear garden measuring approximately 36ft in length, providing an excellent space for outdoor entertaining, children's play or keen gardeners. To the front, a private garden area further enhances the property's kerb appeal. This well-maintained home combines generous room sizes with practical living space and offers excellent potential for families, professional couples and first-time buyers looking to establish themselves in a convenient South London location. Chain-free and ready for immediate occupation, this superb home offers an excellent opportunity to acquire a spacious and versatile property in a well-connected South London location. Pitt Road is conveniently situated within easy reach of the amenities of Thornton Heath, Croydon and Crystal Palace. Residents benefit from a variety of shops, supermarkets, cafés and local services nearby, whilst the extensive retail and leisure facilities of Croydon town centre are also easily accessible. Thornton Heath railway station provides regular services into London Victoria, London Bridge and Clapham Junction, making the property particularly attractive to commuters. A number of local bus routes operate throughout the area, offering convenient connections across Croydon and neighbouring districts. The property also enjoys easy access to Norwood Junction Station, providing fast and frequent services to London Bridge in approximately 12 minutes, making it an ideal choice for commuters. The property is well placed for outdoor recreation, with Grangewood Park, Thornton Heath Recreation Ground and the open spaces of Duppas Hill all within easy reach, providing pleasant green surroundings, sports facilities and walking routes. The vast open spaces and attractions of Crystal Palace Park are also just a short drive away. Families will appreciate the selection of well-regarded local primary and secondary schools located nearby, making this an appealing location for those seeking access to education alongside excellent transport links and local amenities. In addition, the property offers easy access to Gatwick Airport, making it well suited to both commuters and frequent travellers.

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."



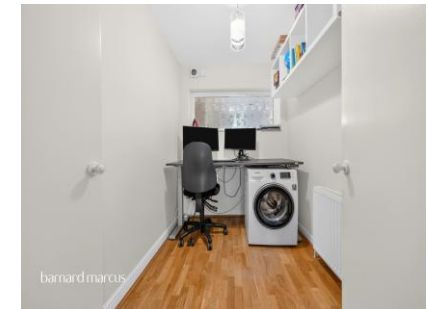
Ground Floor



First Floor

Total floor area 94.5 m² (1,018 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



**barnard
marcus**

welcome to

Pitt Road, Thornton Heath

- Three bedrooms (two doubles and a versatile third bedroom/study/nursery)
- Separate reception room and dining room
- Spacious fitted kitchen with ample storage, workspace and direct access to garden
- Modern family bathroom
- Private rear garden extending approximately 36ft
- Approximately 1,018 sq ft of accommodation
- Convenient location close to Thornton Heath station, schools and local amenities
- Close to local amenities, reputable schools, Crystal Palace Park and with easy access to Gatwick Airport

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114992



Property Ref:
THH114992 - 0004

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.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk