



barnard marcus

Woodville Road, Thornton Heath CR7 8LP



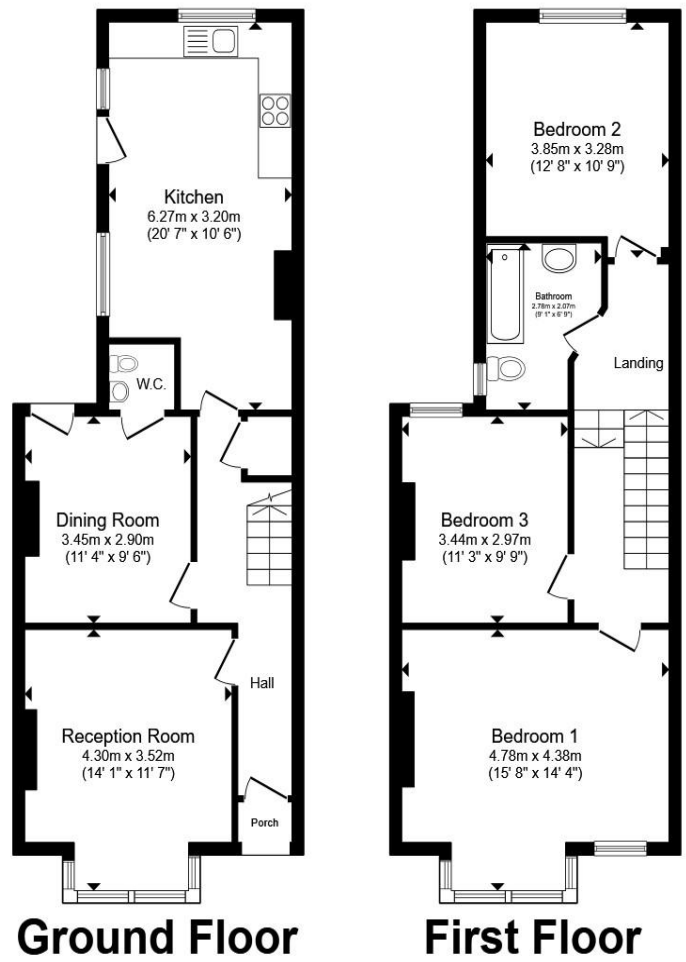
welcome to

Woodville Road, Thornton Heath

This charming mid-terrace Victorian home offers generous living accommodation across approximately 1,223 sq. ft, thoughtfully arranged to suit modern family life. The property welcomes you with a bright entrance hall leading to two spacious reception rooms, each with attractive period proportions and excellent natural light. The second reception flows toward the rear, connecting conveniently to the large kitchen, which is fitted with ample cabinetry, workspace, and room for dining—creating an ideal hub for family meals and entertaining. A ground-floor WC adds further practicality. Upstairs, the property features three well-sized bedrooms, including a spacious principal bedroom at the front of the house. Bedroom two benefits from its own en-suite shower room, offering added comfort and privacy, while a separate family bathroom serves the remaining bedrooms. Each room is well presented and offers good flexibility for growing families, guests, or home-working.



To the rear, a generous private garden provides a wonderful outdoor space for relaxing, gardening, or children's play. With both lawn and patio areas, it offers excellent potential for landscaping or outdoor entertaining. Located on the sought-after Woodville Road, the home is ideally positioned for a variety of local amenities. Transport links are excellent, with Thornton Heath, Norwood Junction, and Selhurst stations offering fast connections into London Bridge, Victoria, and East Croydon. The area is well served by local shops, cafés, and everyday conveniences, while nearby green spaces such as Grangewood Park and Thornton Heath Recreation Ground provide welcome open areas for leisure and relaxation. A selection of reputable schools are also close by, making this an appealing choice for families seeking both space and convenience.



Total floor area 113.6 m² (1,223 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

Woodville Road, Thornton Heath

- Spacious three-bedroom Victorian terraced home
- Large modern kitchen with dining space
- Two bathrooms
- Generous private rear garden
- Excellent transport links & local amenities, close to stations, parks, and schools

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/THH114661



Property Ref:
THH114661 - 0003

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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