



1 Bed House - Terraced
located in Thornton Heath

£990

PCM



Limpsfield Avenue
Thornton Heath
CR7 6BJ



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- One bedroom House
- Gas central heating system
- Patio garden
- Open plan kitchen and shower room
- Ideal location for amenities and transport
- Available mid October 2026
- Un furnished
- Laminate flooring

Situated in Limpsfield Avenue in the charming area of Thornton Heath, this delightful one-bedroom terraced house offers a perfect blend of comfort and convenience. Spanning 506 square feet, the property is designed to make the most of its space, featuring a welcoming reception room that provides an ideal setting for relaxation or entertaining guests.

Constructed in 1984, this home boasts a modern layout while retaining a sense of warmth and character. The unfurnished accommodation allows you the freedom to personalise the space to your taste, making it truly your own. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient.

One of the standout features of this property is the lovely patio garden, which offers a private outdoor space for enjoying the fresh air, whether it be for a morning coffee or an evening gathering. The gas central heating system ensures that the home remains cosy during the cooler months, providing a warm and inviting atmosphere year-round.

Location is key, and this property excels in that regard. It is ideally situated for easy access to local transport links and amenities, making it a practical choice for those who commute or enjoy the convenience of nearby shops and services. Available mid October 2026.

Entrance

Own double glazed front door. Consumer unit.

Reception room

19'6 x 14'2

Laminate wood flooring. Two radiators. Open plan to kitchen.

Kitchen

Open plan to reception. Double glazed window to side. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit. Washing machine. Electric oven. Fridge freezer.

Landing

Balustrade. Window to side.

Bedroom

10'10 x 8'5

Velux window to front. Laminate wood flooring. Radiator.

Shower room

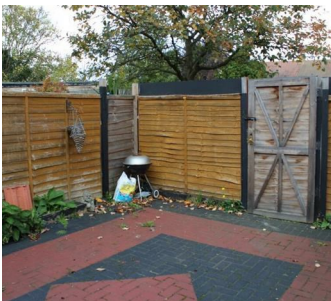
Frosted double glazed window to side. Tiled flooring. Shower cubicle. Partial tiled walls. Wall mounted wash hand basin. Low level wc. Lofdt access.

Garden

Patio garden to rear.

Authority

London Borough of Croydon Band C £2311.03



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	