

Truuli



Mersham Road, Thornton Heath, Surrey, CR7

£475,000 Freehold

- No onward chain
- Within close proximity of Grangewood Park
- Bespoke fitted Kitchen with Granite work tops
- Well maintained and presented throughout
- Good bus route into Crystal Palace Triangle
- Two bathrooms

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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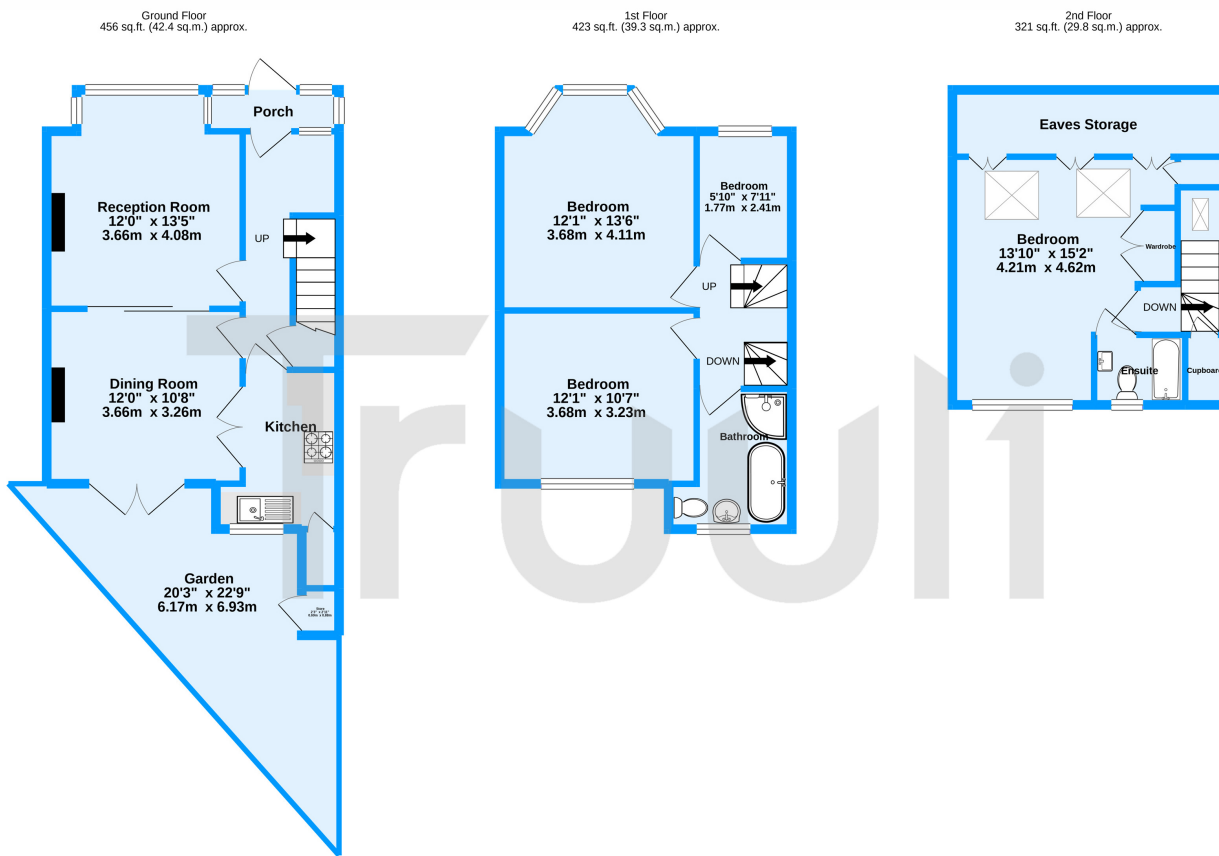
£475,000 Freehold

Agents comments Situated on the ever-popular Mersham Road in Thornton Heath is this well-maintained chain free, four-bedroom family home with two bathrooms.

The property is within very close proximity of Grangewood Park and is also within easy reach of the sought after and trendy Crystal Palace area. The same family has resided in the property for almost 30 happy years, however, with the brood having flown the nest, the property is simply just too big for the remaining family member.

The home has a cosy feel and is filled with character, providing Victorian corning, working fireplaces with marble surrounds and Parquet flooring. The spacious accommodation provides two receptions, two family bathrooms and a very large kitchen/dining room. The rear garden is also sizeable and provides rear access.

For commuters looking to get into London, be it for work, or for retail, Thornton Heath station offers easy access within thirty minutes of travel time.



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TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Current	Potential	Current	Predicted														
Very energy efficient - lower running costs																	
Very environmentally friendly - lower CO ₂ emissions																	
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England, Wales & N.Ireland		England, Wales & N.Ireland															

