

# Truuli



## Lakehall Road, Thornton Heath, Surrey, CR7 7EJ

£400,000 Freehold (to be confirmed)

- End of terrace
- Generously sized rooms
- Walking distance to transport links & schools
- Through lounge
- Ample storage
- Lovely private garden
- Off street parking

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

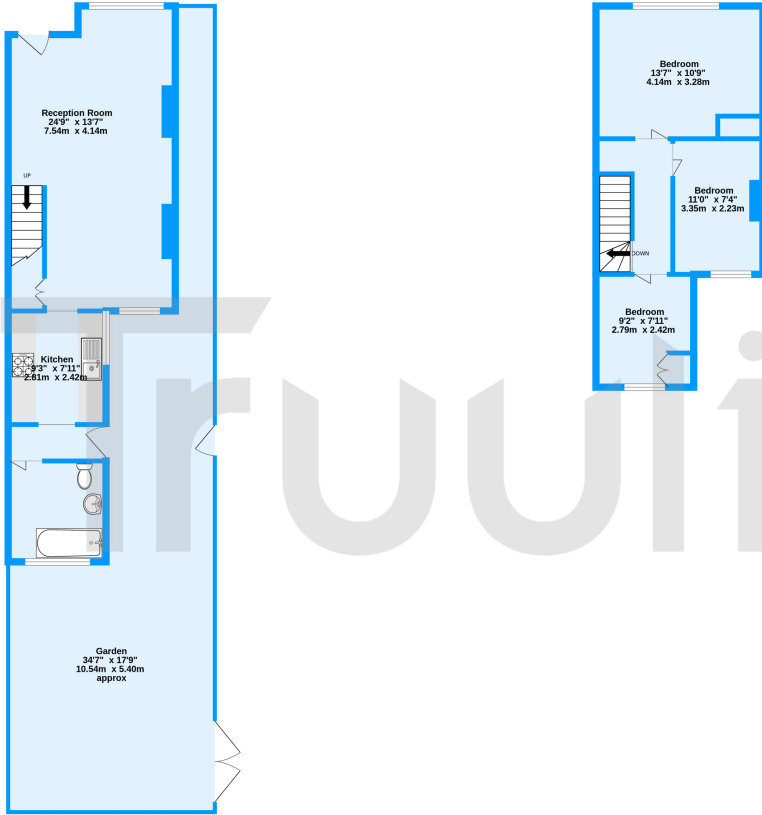
# Lakehall Road, Thornton Heath, Surrey, CR7 7EJ

£400,000 Freehold (to be confirmed)

Situated on a popular residential road, this charming end-of-terrace Victorian home offers generous living space and an ideal location just a short walk from Thornton Heath train station, bus links shops and schools.

Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.

1st Floor  
366 sq.ft. (34.0 sq.m.) approx.



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TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

