

# Truuli



## Reform Tavern Court, Osborne Road, Thornton Heath, Surrey, CR7 8PD

£350,000 Leasehold

- Private sun-filled terrace
- Energy-efficient with low bills
- Bright and modern interiors
- Ample built-in storage
- Stylish bathroom
- Stylish bathroom with strong shower
- Great local shops and cafes

Southbridge Place, Surrey, CR0 4HA

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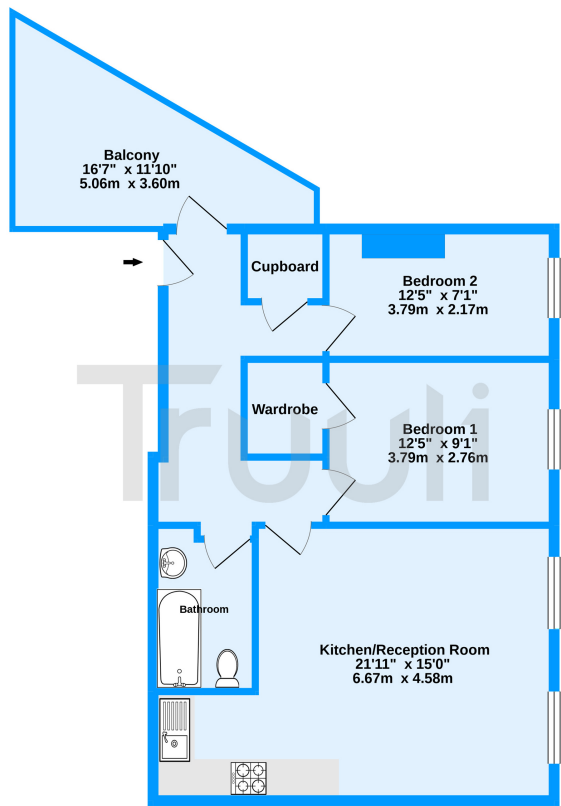
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\*\*\* Vendors comments \*\*\* "Vendors' Comments We were immediately drawn to this home because it offers so much versatility. It is perfect for first-time buyers, small families or professionals who want to be close to London without being right in the heart of it. As soon as we walked through the door, we knew it was the one. The space felt generous, modern yet cosy. The location ticked all the boxes.

One of the real highlights for us has been the large private terrace. It has become our favourite spot during the warmer months. It is ideal for long summer evenings as the sun goes down. There is plenty of room for outdoor furniture or a barbecue. The sunlight throughout the day makes it feel bright and up lifting."

First Floor  
670 sq.ft. (62.2 sq.m.) approx.



Osborne Road, Thornton Heath, CR7

TOTAL FLOOR AREA : 670 sq.ft. (62.2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	80	80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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		