

Truuli



6 Woodcote Avenue, Thornton Heath, Surrey, CR7 7DH

£435,000 Freehold

- Well maintained and presented throughout
- Open plan kitchen & dining room
- Easy access of Thornton Heath mainline station
- Close to all local transport and amenities
- Bright and airy family home
- Underfloor heating in the bathroom
- Private rear garden
- Guide price £435,000 - £450,000

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

Tel: 0330 043 0002

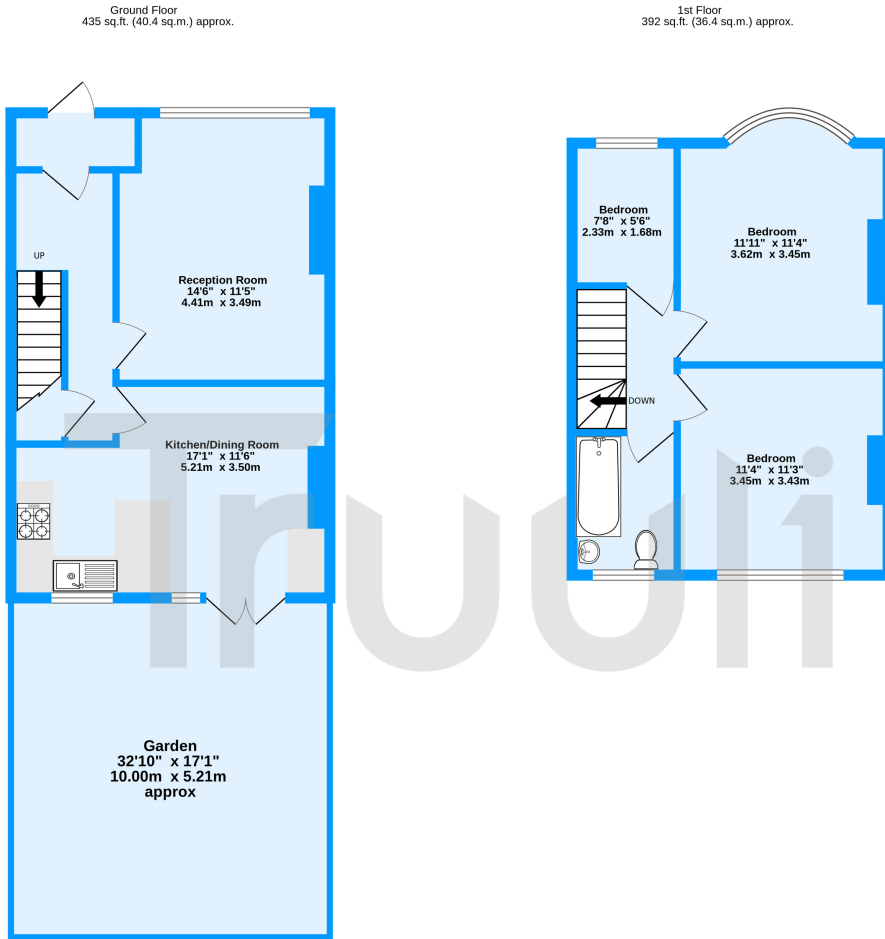
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Guide price £435,000 - £450,000 *** Vendor comments*** "Our house, standing proudly in this peaceful corner of Croydon, has been the unwritten diary of our family's journey over the past decade. From being a young couple stepping onto the housing ladder, we've grown here into a family of four, creating a treasure trove of cherished memories.

The surrounding neighbourhood has much to offer. Our local library, just around the corner, has seen many rhyme-time sessions with our toddler and endless journeys through books. Nearby, Thornton Heath Rec Park and Grange Wood Park offer abundant green spaces for leisurely walks, playground games, and nature exploration".



Woodcote Avenue, Thornton Heath, CR7
 TOTAL FLOOR AREA: 827 sq.ft. (76.9 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+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

