

Truuli



Burlington Road, Thornton Heath, Surrey, CR7

£550,000 Freehold

- Three double bedroom family home
- Two bathrooms one is an en-suite
- Downstairs WC and utility room
- Well maintained and presented throughout
- Easy commutable access to Crystal Palace
- Retained period features

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

Tel: 0330 043 0002

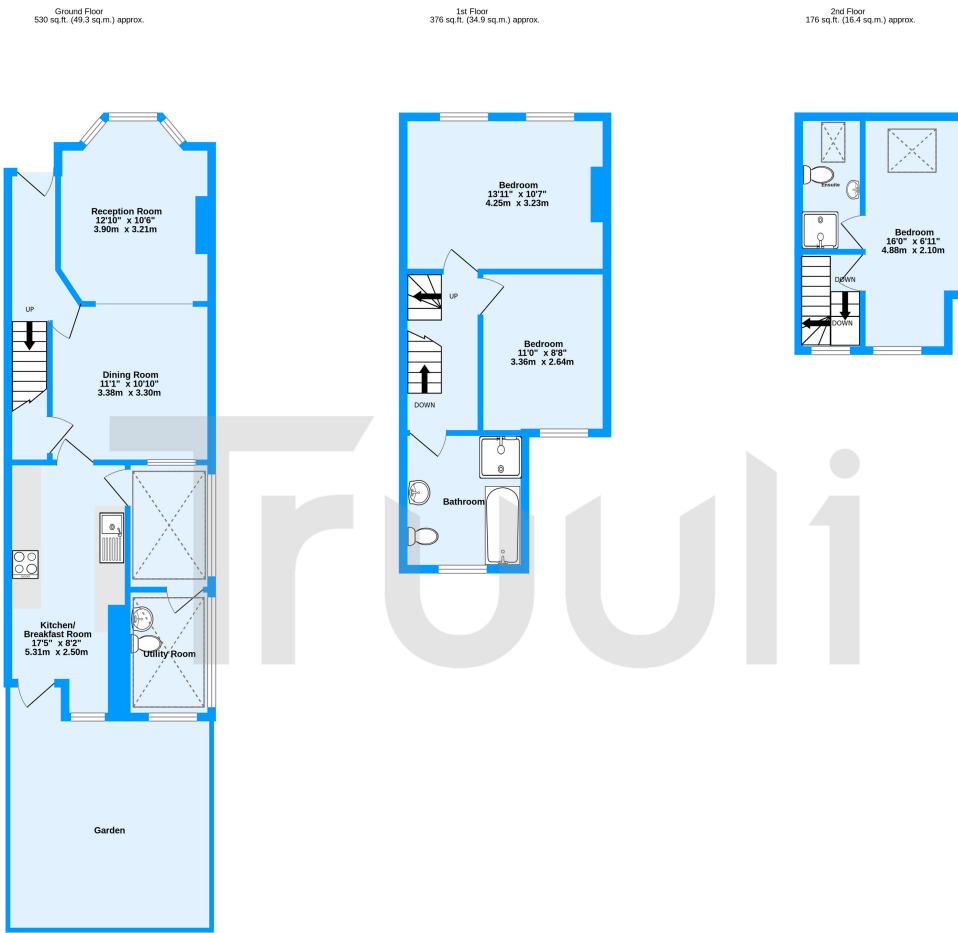
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendors comments *** "This has been our home since 2016 and we have since welcomed our two children, now aged 2 years and 6 weeks! We fell in love with this very typical Victorian house, still full of period features nestled in a cul-de-sac with neighbours we've come to know by their first names. Most of the neighbours have been here for 20 years or are young parents like us. Our eldest has been learning to walk and cycle in our very private and safe resident only street.

We spend a lot of time in our kitchen, which we recently renovated, having breakfast and looking at the birds feeding in the birds house. The garden is south facing with a generous stoned area which is perfect for long summer dinners with friends. We often invite our next door neighbours who have been so fabulous from day one. On the first floor we have two beautiful, bright and airy double bedrooms where we have exposed the original floor boards and original fireplaces, adding more charm to our family home. There is also a huge bathroom perfect for the family. On the top floor, there is a beautiful ensuite with great views looking north and south over the surrounding area. Our daughter loves looking at sunrise and sunset from this room. This is also a perfect room for guests and a home office



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TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

