

# Truuli



**9 Malvern Road, Thornton Heath, Surrey, CR7 7LU**

£450,000 Freehold

- Family home
- Popular residential road
- Transport links into London nearby
- Walking distance to schools & local amenities
- Modernisation required
- No onward chain

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£450,000 Freehold

Situated on a sought-after residential road and in the heart of Thornton Heath, this charming, much-loved family home offers an exciting opportunity for buyers looking to create their dream property.

With an array of schools, local amenities, bus routes and train stations providing links into London all within walking distance, the location is both convenient and desirable.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

