

# Truuli



## Colvin Road, Thornton Heath, Surrey, CR7

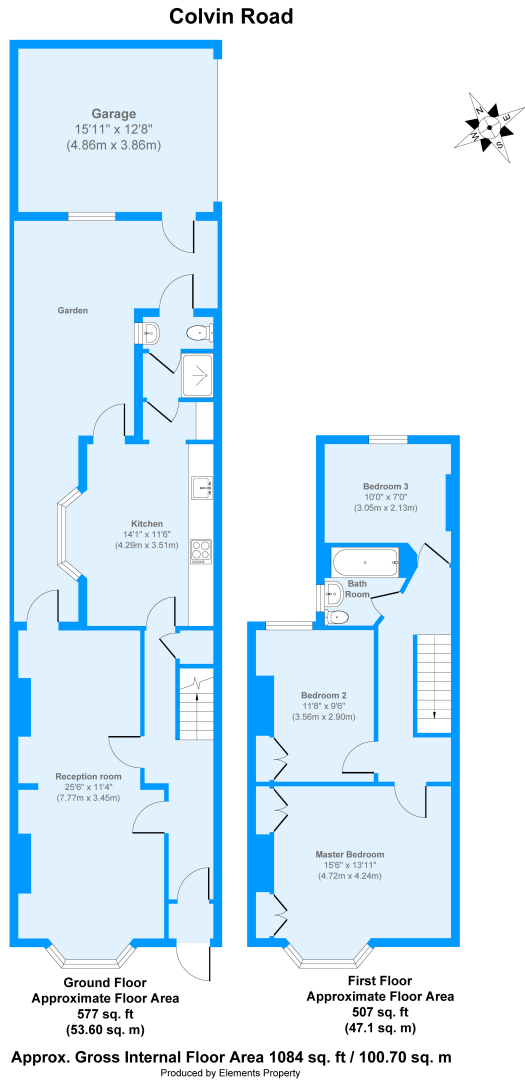
£460,000 Freehold

- Three good sized bedrooms
- Annexe/Office in rear garden
- Downstairs WC and Shower-room
- Extended Modern Kitchen
- Close proximity to all local transport and amenities
- Close to good ofsted rated schools

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£460,000 Freehold

These types of large period homes are rarely available and Colvin Road in Thornton Heath is one that has to be viewed to fully appreciate this lovely home. As you enter the front door and entrance hall you head through to the sizable double reception room. Instantly warm and inviting, you feel comfortable and at home the minute you enter. The kitchen breakfast room has recently been modernised with brand new integrated appliances, there is also a downstairs WC and shower-room which is great if you are entertaining. The garden is mainly laid to lawn and the homeowner has built an office as she works from home from time to time. Upstairs there are three good sized bedrooms with the smallest being able to take a double bed. The family bathroom is made up of a bath, wc and hand basin. Viewings are highly recommended to fully appreciate this home before it gets snapped up.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	54	(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

