

Truuli



46 Linden Avenue, Thornton Heath, Surrey, CR7 7DW

£400,000 Freehold

- Charming 1930s home, lovingly maintained for many years
- Popular location
- Spacious lounge and separate dining room
- Conservatory overlooking the rear garden
- Private rear garden with outside storage shed
- Off street parking
- No onward chain

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

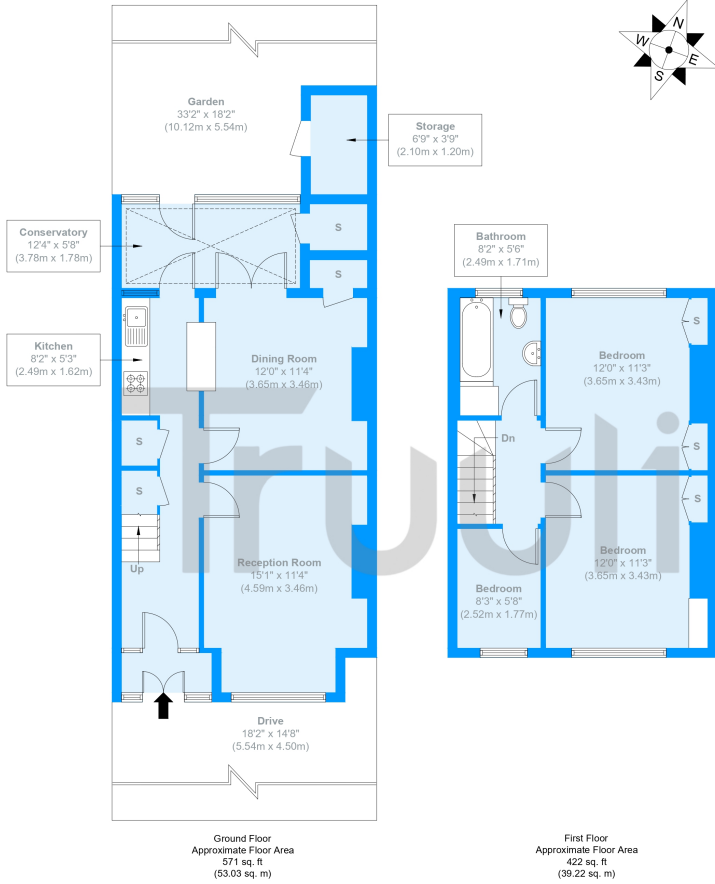
Email: save@truuli.co.uk Web: www.truuli.co.uk

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£400,000 Freehold

Set within a sought-after residential area, this charming 1930s home has been lovingly cared for and cherished by its owners for many years, offering a wonderful opportunity to be redecorated for its next chapter.

Linden Avenue



Approximate Gross Internal Area = 92.25 sq m / 993 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

