

# Truuli



## Stuart Road, Thornton Heath, Surrey, CR7 8RA

£550,000 Freehold

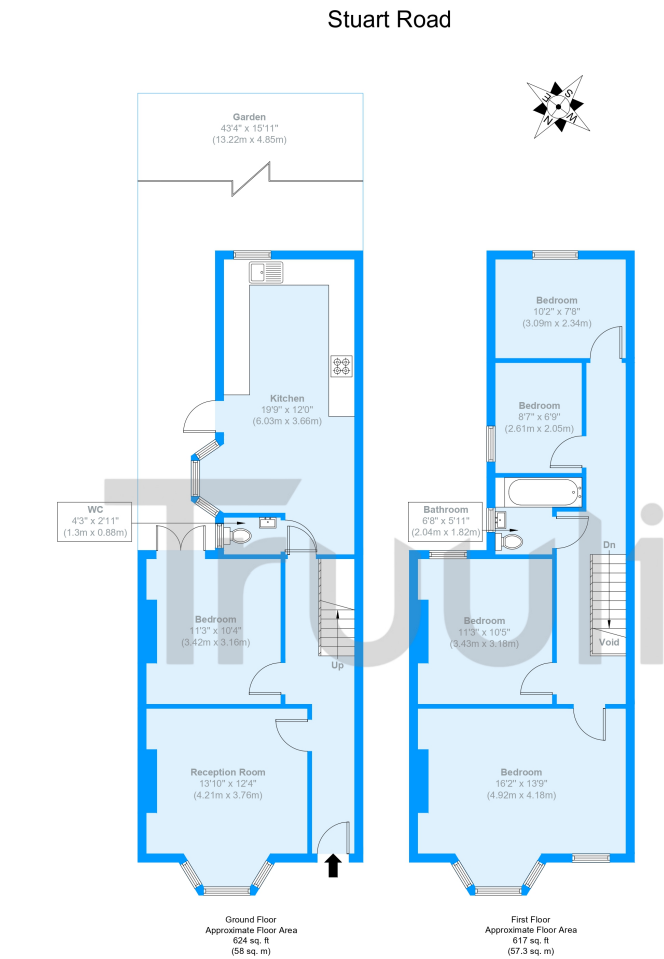
- Stunning Victorian home
- Modern decor throughout
- 19" dual aspect kitchen diner
- Potential to add an additional floor (stpp)
- Private gardens
- No onward chain

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Situated on a charming residential road, this beautifully presented Victorian home effortlessly blends classic period features with stylish modern décor.

Perfectly located just moments from the High Street, residents can enjoy an array of diners, coffee shops and the nearby Leisure Centre, making this an ideal setting for convenience and community living.



Approximate Gross Internal Area = 115.3 sq m / 1241 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	86
A		
(81-91)		
B		
(69-80)		
C		
(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		

