

# Truuli



**Swain Road, Thornton Heath, Surrey, CR7 7AP**

£450,000 Freehold

- Lovely end of terrace home
- Neutral decor throughout
- French doors onto an impressive private garden
- Popular road
- No onward chain

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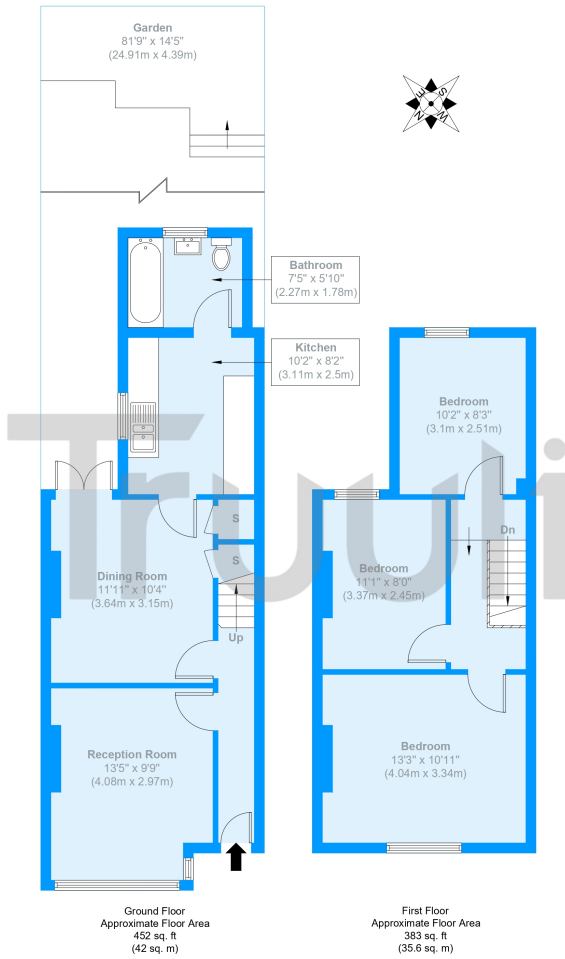
£450,000 Freehold

\*\*\*Vendor's comments\*\*\* "We would like to introduce to the market our lovely property on Swain Road.

Swain Road is a beautiful end of terrace house which was our family home for many years. It's was both our children's first home so it holds some special memories for us - from 1st birthdays with bouncy castles in the garden and festive holidays.

The property features three bedrooms upstairs and a ground-floor bathroom, providing plenty of space for a growing family. It also has excellent kerb appeal, with a beautifully painted apple-green front door set against white brick. There is ample space for greenery and convenient storage for bins."

## Swain Road



Approximate Gross Internal Area = 77.6 sq m / 835 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

