

# Truuli



## Melfort Road, Thornton Heath, Surrey, CR7

£275,000 Leasehold

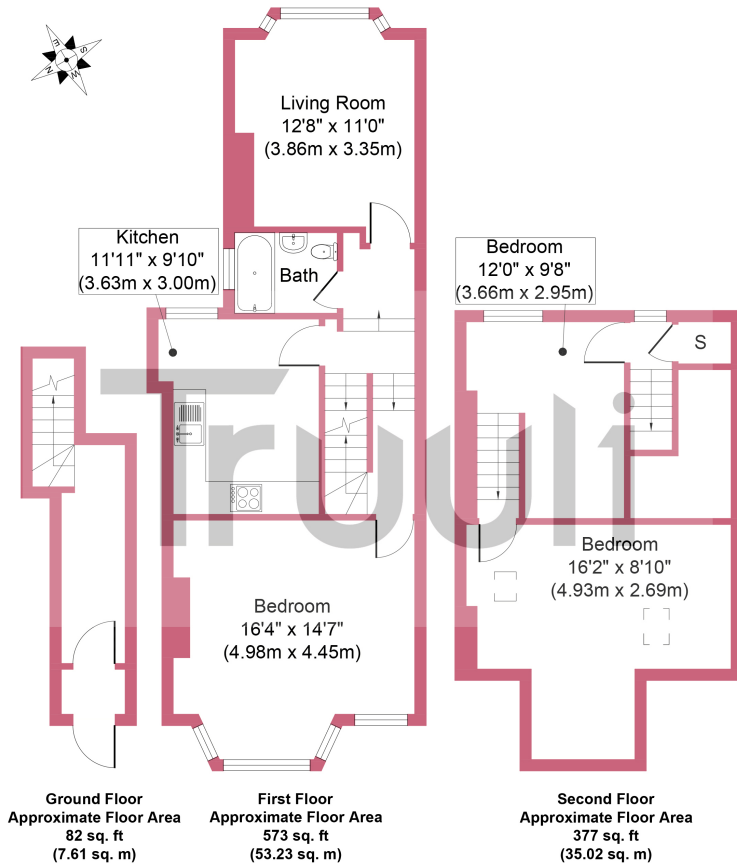
- First floor conversion
- Split level maisonette
- Spacious accommodation
- Chain free
- Two/Three bedrooms
- Excellent location

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Offered to the market with no onward chain, is this well-proportioned period Victorian split level maisonette providing almost 1000SQFT of accommodation. The property offers spacious accommodation throughout, comprising; reception room with ample space to dine, larger than average kitchen with plenty of storage, two large double bedrooms and a large loft space ideal for storage or conversion (subject to obtaining the required permissions). The maisonette is located within close proximity of the High Street and Thornton Heath station, making it ideal for commuters, providing direct access into Central London and the Northern Line via Balham.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance

