

# Truuli



**Raymead Avenue, Thornton Heath, Surrey, CR7 7SB**

**£550,000 Freehold**

- Exceptional detached home
- Niche property on a popular Avenue
- Beautiful features
- Modern decor
- Double bedrooms with two ensembles
- Separate Vera Wang Shower room
- Three gardens
- Garage
- No onward chain

Southbridge Place, Croydon, Surrey, CR0 4HA

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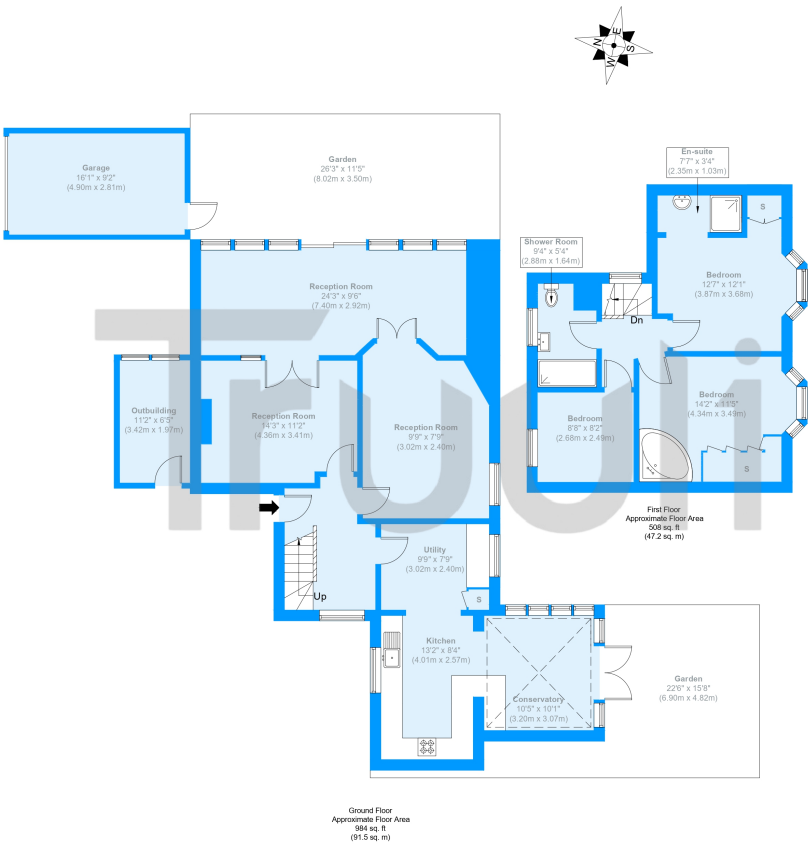
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Raymead Avenue, Thornton Heath, Surrey, CR7 7SB

£550,000 Freehold

Welcome to this truly exceptional detached family home, enviably positioned on one of the area’s most popular and picturesque tree-lined avenues. This hidden gem combines spacious, stylish living with a warm and welcoming atmosphere.

## Raymead Avenue



Approximate Gross Internal Area = 138.7 sq m / 1492 sq ft  
Outbuilding = 6.74 sq m / 72 sq ft  
Garage = 13.9 sq m / 149 sq ft  
Total = 159.34 sq m / 1715 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+)	54	75
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		

