

# Truuli



## Raymead Avenue, Thornton Heath, Surrey, CR7

£525,000 Freehold

- Grand Edwardian home
- Beautifully presented
- Modern decor throughout
- Double bedrooms
- Generously sized throughout with ample storage
- Extended L shaped kitchen
- Lovely private garden

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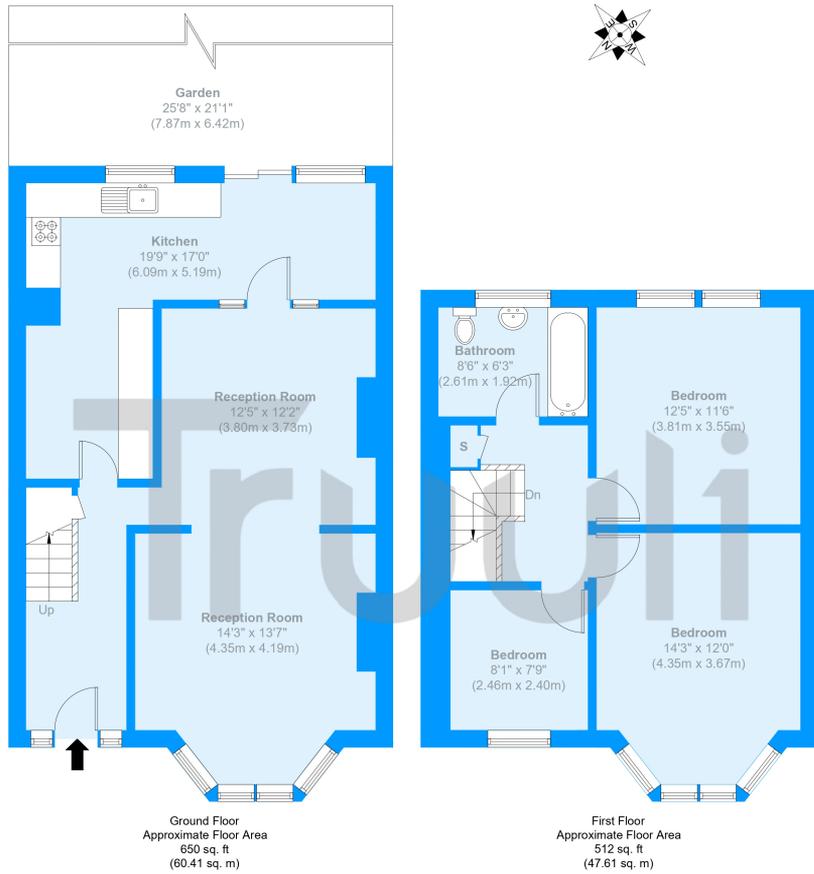
# Raymead Avenue, Thornton Heath, Surrey, CR7

£525,000 Freehold

Nestled on one of Thornton Heath's most sought-after and rarely available Avenues, this impressive Edwardian family home seamlessly blends timeless character with modern living.

Boasting elegant high ceilings, generous proportions, and stylish contemporary décor throughout, this is a property that perfectly balances charm and comfort. From the moment you step through the front door, you'll appreciate the sense of space and light

## Raymead Avenue



Approximate Gross Internal Area = 108.02 sq m / 1162 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>		
(69-80)	<b>C</b>		<b>75</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	

