

Truuli



Woodcroft Road, Thornton Heath, Surrey, CR7 7HF

£550,000 Freehold

- Superb Victorian fully refurbished home
- Arranged over three floors
- HMO Investment Opportunity (subject to change of use planning application approval)
- Two shower rooms & downstairs WC
- Ample storage & high ceilings
- Private landscaped rear garden
- Available immediately

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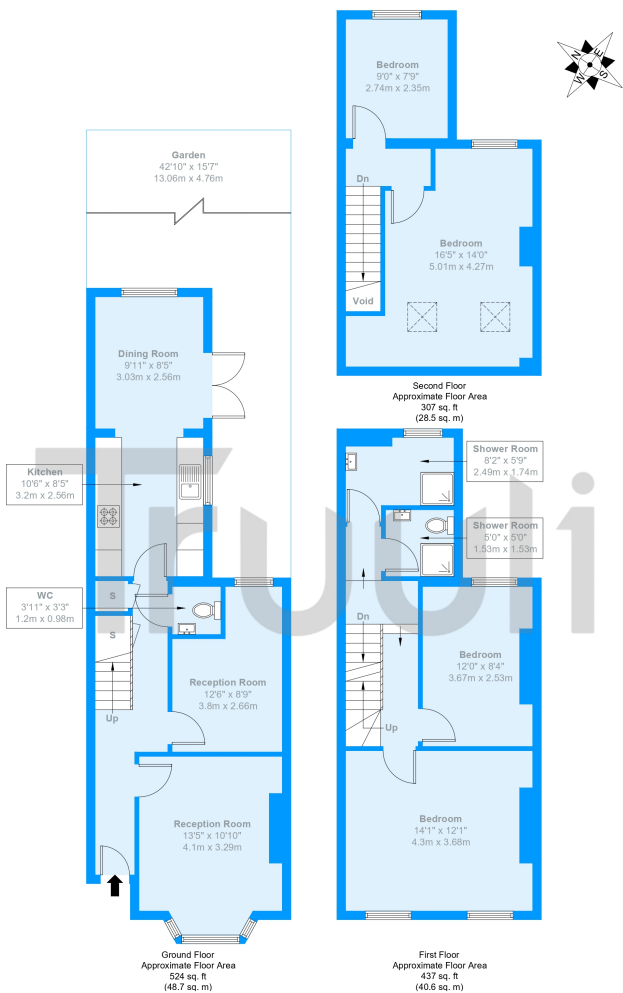
£550,000 Freehold

This superb Victorian home, has been fully refurbished and has been beautifully designed to make an exceptional family home or HMO Investment Opportunity (subject to change of use planning application approval).

This stunning property, has been designed with light and style in mind and is more than just a typical three storey mid-terrace Victorian property.

This property offers a rare chance to secure a spacious, beautifully renovated and versatile home, for HMO Investment (Application out for a change of use from single dwelling house (class C3) to 5-bedroom 6-person HMO (class C4).

Woodcroft Road



Approximate Gross Internal Area = 117.8 sq m / 1268 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 more is an aspect of particular importance, you should come out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	80
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		