

Truuli



Maplethorpe Road, Thornton Heath, Surrey, CR7 7LZ

£500,000 Freehold

- Stunning Edwardian home
- Fabulous kerb appeal
- End of terrace
- Beautiful features
- Original features in the reception room
- Superb private garden
- 21' Extended contemporary kitchen diner

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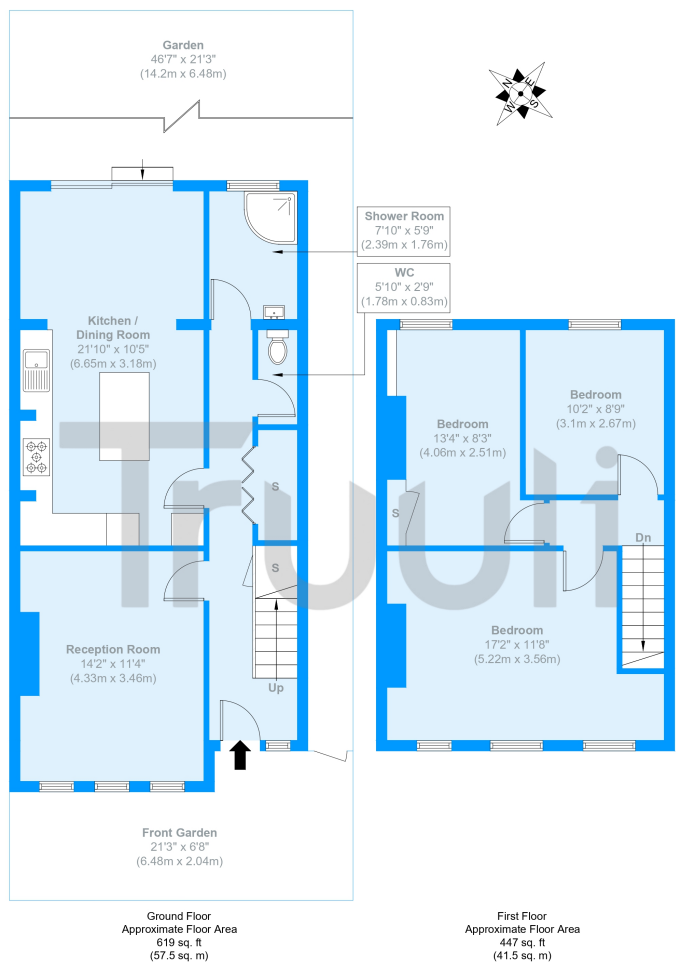
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Vendor comments "Parting with my lovely home is very sad for me, but it will soon be a new sanctuary for someone who gets 'that feeling' upon their first visit. If I wasn't moving onto a new venture, I would be happy staying here for many more years!"

A lot of work and love has gone into this home over the past few years; a new kitchen with island and granite worktops, engineered oak flooring across the ground floor, fencing and many other touches!

Whoever is lucky enough to make this house their new home will surely have a wonderful time living here enjoying the ample space and quiet street - perfect for first time buyers looking for a large space to settle into if not a family! "

Maplethorpe Road



Approximate Gross Internal Area = 99 sq m / 1066 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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

