

Truuli



Crowland Road, Thornton Heath, Surrey, CR7

£400,000 Freehold

- Chain free family home
- Three double bedrooms
- No through road
- Close to all local transport and amenities including Thornton Heath Station
- Within easy access of Grangewood Nature Park
- Room to extend subject to planning consents

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

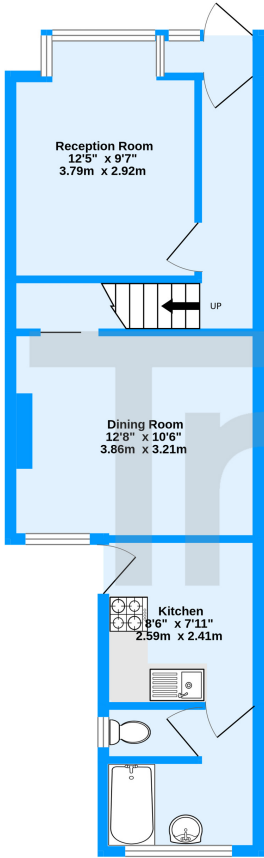
Email: save@truuli.co.uk Web: www.truuli.co.uk

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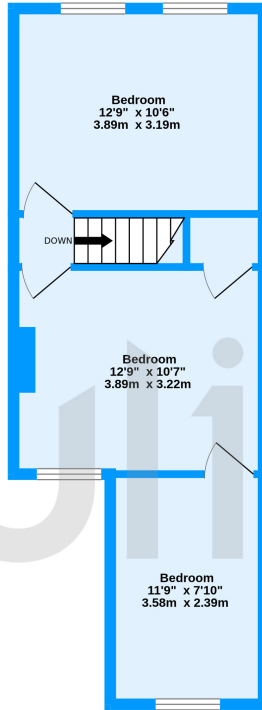
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A three-bedroom unextended mid-terraced 1930s house on a desirable residential road in Thornton Heath. The house benefits from a large rear garden, and a sun trap as well as being low maintenance.

Ground Floor
444 sq.ft. (41.2 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



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TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

