

# Truuli



**76a Grange Park Road, Thornton Heath, Surrey, CR7 8QB**

£250,000 Leasehold

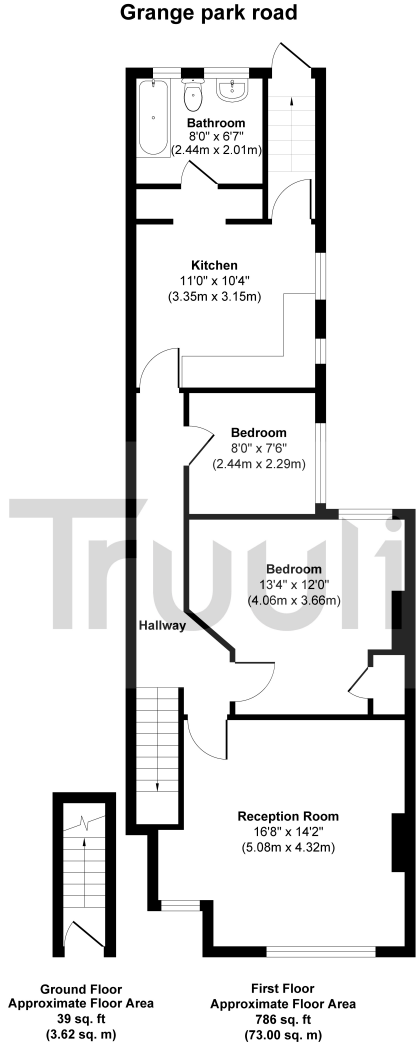
- Own front door
- Two bedrooms
- In need of modernisation
- Garden
- Chain free
- Close to amenities

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Offered to the market with no onward chain is this first floor two bedroom maisonette situated on Grange Park road in Thornton Heath. The property is perfect for that DIY enthusiast or first time buyer alike as its give the new owner the chance to put their own stamp on a property. Internally comprising a large lounge, two well proportioned bedrooms, a family bathroom, kitchen and a private rear garden.

Grange park road is situated just off of Thornton heath high street with its excellent transport links and array of food establishments to choose from. The train station is also a short walk and has an excellent service into London and also into Croydon. Viewings are advised.



**Approx. Gross Internal Floor Area 825 sq. ft / 76.00 sq. m**  
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>51</b>		<b>60</b>
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

