

# Truuli



## Windsor Road, Thornton Heath, Surrey, CR7

£335,000 Freehold

- Semi-detached house
- Upstairs bathroom
- Walking distance to Thornton Heath Railway Station
- Close to all local amenities
- Good sized rear garden
- Two double bedrooms

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VENDORS COMMENTS - "After a long search and finding ourselves outpriced in other areas for property, we finally found a place we could make a home. The house is on the same quiet street as an Outstanding rated Primary School and easy walking distance of many other schools in the area.

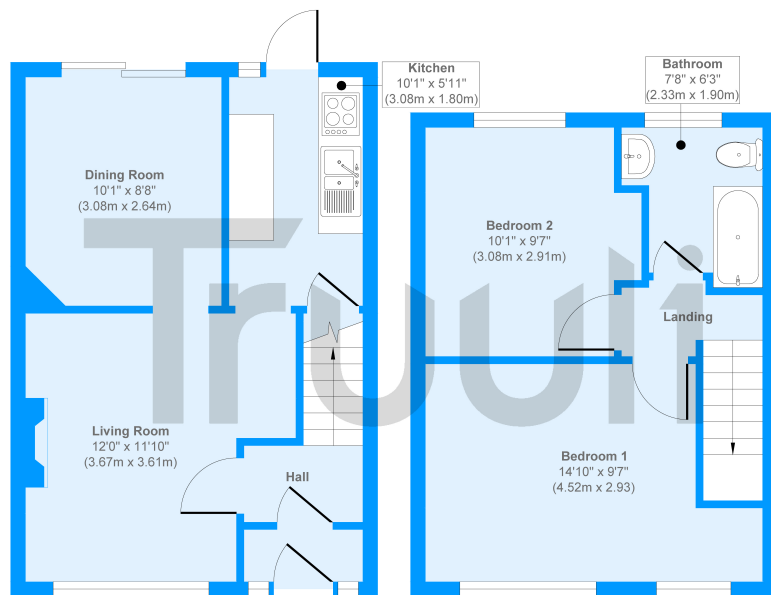
Our home was perfect for starting our family, having two generous sized bedrooms. It was even large enough to look after other children as a childminder, with plenty of space for an abundance of toys! When we moved in, we were a couple just getting on the property ladder, but we leave as a small family, who will miss all the memories we made in our lovely home and the neighbours who we have befriended over the years."

We are delighted to present to the open market this beautifully presented two double bedroom semi-detached home, located on Windsor road which is, in our opinion, a quiet residential street in the heart of Thornton Heath.

The property has been well maintained by the current owners who have lived here for nearly 10 years. Upon entry you are met by an entrance hall that leads into the front facing reception. You will then be met by the dining room with doors that lead on to the easy to maintain garden which measures almost 40ft. There is access to a modern kitchen from the reception room, whilst back in to the hallway there are stairs - to the first floor where there is a three piece family bathroom suite and two double bedrooms.

Windsor road is located approximately 0.6 miles from Thornton Heath mainline station, the high street and all its local transport links and amenities.

## Windsor Road



Ground Floor Approximate Floor Area		First Floor Approximate Floor Area	
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	
Very energy efficient - lower running costs	Current Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	61		57
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

