

Truuli



£400,000 Freehold

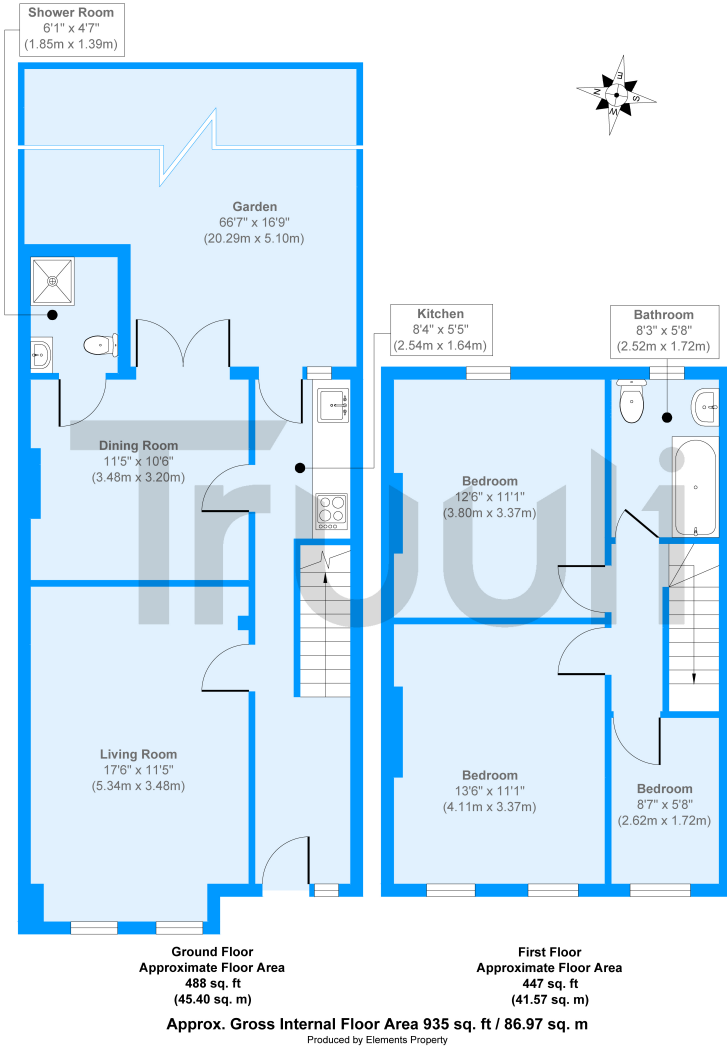
- Three bedroom house
- Two reception rooms
- Chain free
- Modern decor
- Close proximity to all local transport and amenities
- Prime location
- Potential for development (STPP)

£400,000 Freehold

We are pleased to present to the open market this well maintained three bedroom family home located on the ever popular Silverleigh Road in Thornton Heath. The property has been tastefully decorated and maintained by the current owner over the years. This lovely home benefits from having two good sized receptions rooms downstairs as well as a shower room and a modern kitchen. There is also a large garden with enough space to extend to (stpp). To the first floor there is a lovely three piece family bathroom, two large double bedrooms and the third bedroom is also a good size. The property has to be viewed for you to truly appreciate its warm homely feeling.

Silverleigh Road is within close proximity to all local transport and amenities. Thornton Heath mainline station is approximately 0.9 miles away and Norbury mainline station is approximately 1.6 miles away. Viewings are advised so please contact us today to get booked in.

Silverleigh Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E	48	(39 to 54) E	41
(21 to 38) F	48	(21 to 38) F	41
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

