Truuli

Keston Road, Thornton Heath, Surrey, CR7

£425,000 Freehold

- Close to the Green open spaces of Mitcham common
- Located within easy access of Croydon University hopsital
- A well maintained family home

- Close proximity to all local transport and amenities
- Ground floor showerroom and upstairs bathroom
- Amtico flooring throughout the ground floor

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VENDOR COMMENTS I moved to this lovely home 19 years ago and at the time, the property required updating and some tender, loving care. Over the time I have been here, I have made a lot of improvements; recently updating both the Kitchen and the ground shower room.
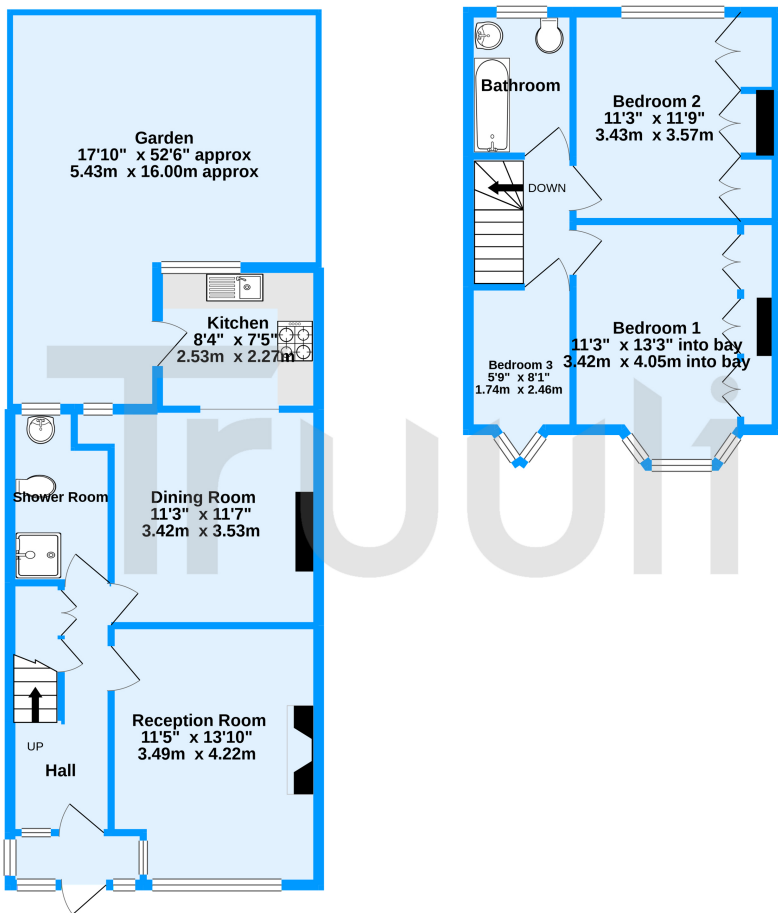
I have used a neutral decoration theme throughout the property, with Amtico flooring encompassing the ground floor, leading through to an established and well loved garden where I have spent many days relaxing, enjoying a novel and/or listening to the birds chirping away.

The time spent in this house have been the most happy years of my life. I have made so many memories but am now selling this property is to downsize to something more manageable and enjoy my retirement.

The house is within walking distance to Thornton Heath and Croydon with excellent transport links, trains stations, tram and bus services. Whilst the road and area have changed, for the better, dramatically over the past 19 years, the majority of my neighbours have remained and I shall miss them all".

Ground floor
505 sq.ft. (46.9 sq.m.) approx.

1st floor
399 sq.ft. (37.1 sq.m.) approx.

Garden
17'10" x 52'6" approx
5.43m x 16.00m approx

Kitchen
8'4" x 7'5"
2.53m x 2.27m

Shower Room

Dining Room
11'3" x 11'7"
3.42m x 3.53m

Hall

UP

Reception Room
11'5" x 13'10"
3.49m x 4.22m

Bathroom

DOWN

Bedroom 2
11'3" x 11'9"
3.43m x 3.57m

Bedroom 3
5'9" x 8'1"
1.74m x 2.46m

Bedroom 1
11'3" x 13'3" into bay
3.42m x 4.05m into bay

Keston Road

TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
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Not environmentally friendly - higher CO₂ emissions		

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