

Truuli



Camden Gardens, Thornton Heath, Surrey, CR7

£400,000 Freehold

- Equidistant to both Thornton Heath and Norbury mainline stations
- Close proximity to all local transport and amenities
- Large garden that extends to the side
- Well maintained throughout
- Occupied by the same family since 1979
- Close to an 'Outstanding' rated school

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Vendors comments "I have lived in this amazing property since 1979, firstly as a tenant. When the opportunity to purchase the property arose, in 1993, I jumped at the chance. The area was very quiet and my neighbours were all so lovely. In the time I have been here, the local area continued to improve and we have a lovely little community feel; everyone helps each other out and the children all play together on the green.

We have the benefit of being close to both Norbury and Thornton Heath train stations, and we are also just a few minutes walk to the nearest bus stop.

There is a very large garden with a side entrance gate. Many of our neighbours have been granted planning permission to build another house and there is the possibility of doing the same here.

It's been a happy family home where my two children grew up. They attended St James' school which is rated as 'outstanding' by OFSTED. You have to be living in the catchment area as the school is heavily sought after...I have a view of the school from my landing window upstairs and used to watch my children in the playground there.

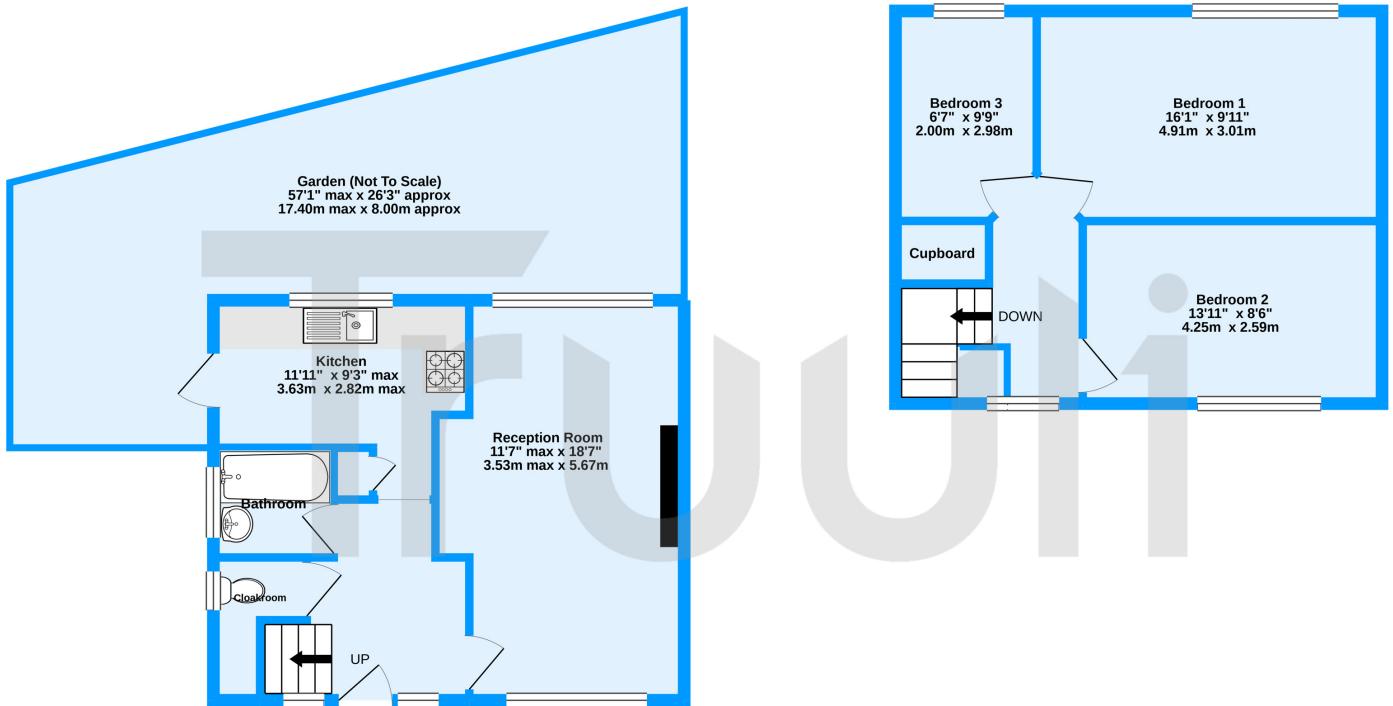
We have many local parks, a leisure centre on Thornton heath high street and also plenty of gyms, convenience shops and food outlets. There is also plenty of performing arts and activities for all ages and we are fortunate to have had many famous musicians and artists, including Stormzy, who originated from Thornton Heath. It is a multicultural society and people are friendly to one another here.

My son has been living in the property for the last few years, but he is now moving to Hastings for work. I would like to be able to help my children get on the property ladder, hence why I have now decided to sell.

A new kitchen, including the boiler, was fitted seven years ago. We also decorated throughout three/four years ago".

Ground Floor
420 sq.ft. (39.0 sq.m.) approx.

1st Floor
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	89	(92 to 100) A	0
(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		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65			
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Wales & N.Ireland	England, Wales & N.Ireland	England, Wales & N.Ireland	England, Wales & N.Ireland

