

# Truuli



## Oaklands Avenue, Thornton Heath, Surrey, CR7

£600,000 Freehold

- Handmade wooden stairs
- Three bathrooms
- Bespoke fittings throughout
- New plumbing and electrics
- Solid oak flooring downstairs
- Close to "Good" rated ofsted primary schools

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

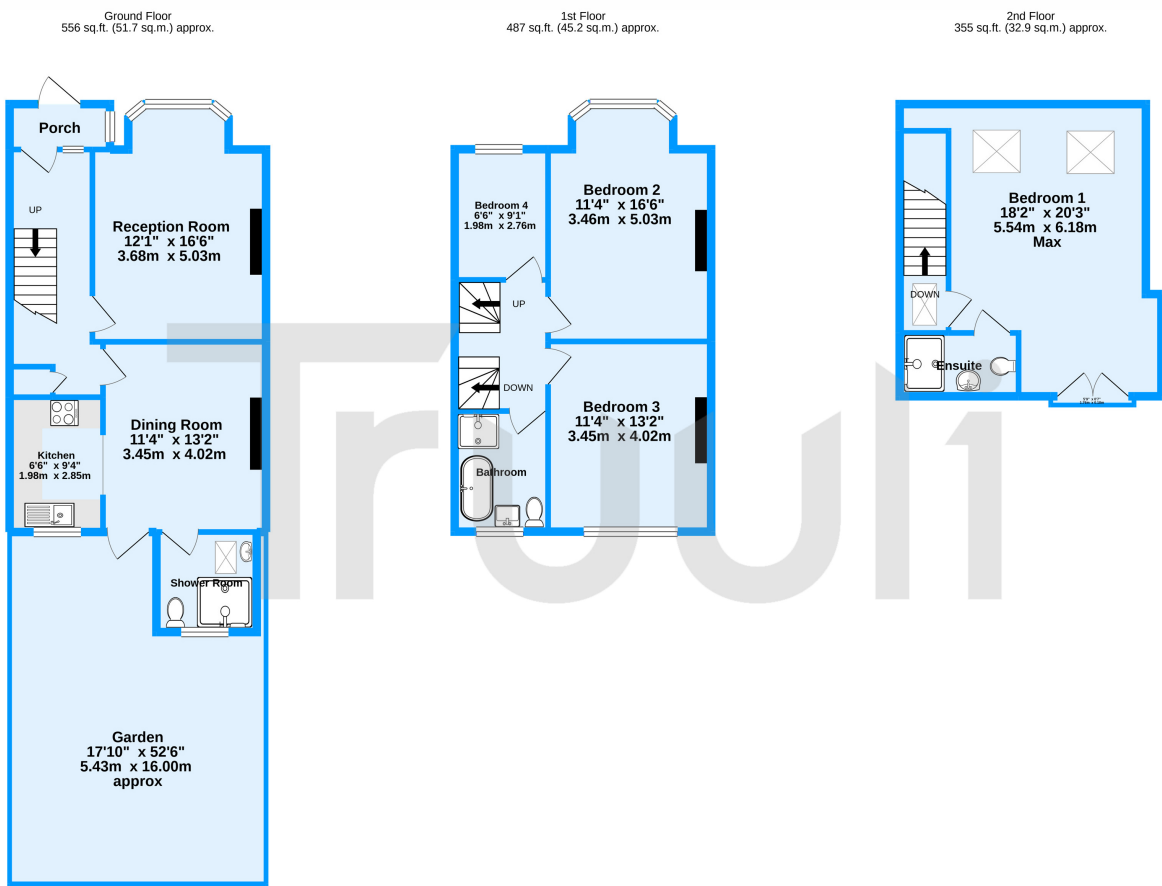
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\*\*\*Vendors comments\*\*\* "When my daughters and I viewed this house it did not look like how it does today, the finished article is down to my hardwork and passion for my home. We were immediately blown away by the road! Oaklands Avenue is such a wonderful, welcoming road and this was evident by the how the neighbours made us feel from the first viewing until moving in once all the works were done. This amazing 1930s period home is filled with natural light. I had the staircases handmade from ground floor all the way to the magnificent loft conversion which has an ensuite shower room. I am so in love with the size and internal space of my home that I will be saddened to leave but as the home is shared with my two daughters, I am looking to relocate closer to one of their desired sixth forms to make travelling for her easier and to also be in the catchment area. We have a bathroom on each floor of the house, the ground floor one is especially convenient for when we were having parties and our guests didn't need to venture into the private areas of our home. This street is so peaceful and so highly desired, I have also been told that there is a waiting list with some families owning more than one property on this road. We are approximately one mile from Norbury mainline station which is about a five minute drive in the car. The internal areas of my home has being stripped back to brick with all new; ceilings, walls, flooring, electrics, plumbing and windows. The works are due to last for another 25 to 30 years which was my aim but as parents we want our children to have a comfortable life and we do most things with them in mind."



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TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
<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><b>80</b></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>	<p><b>0</b></p>
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

