

Truuli



Brigstock Road, Thornton Heath, Surrey, CR7

£230,000 Leasehold

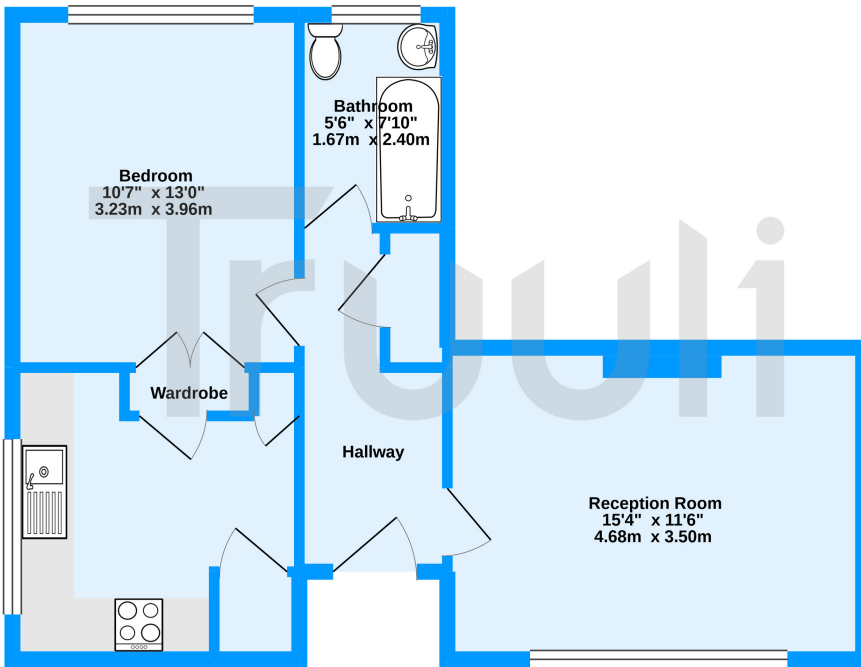
- Well maintained one bedroom
- Large kitchen
- Well placed for all local transport
- Local tennis courts across the road
- Over 550 sq ft of residence
- Direct trains to London Victoria from Thornton Heath Station

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Vendors comments "We bought this property as our first home ten years ago. It is very spacious and it was more than enough space for just the two of us. It has a nice and spacious kitchen separate to the living room, A nice hallway and a large, bright and airy bedroom. As the years have gone by the flat has continued being our family home for our growing family. We have had two daughters whilst living in the property and it has provided us with just the right amount of space for us, however, unfortunately we have now outgrown the flat and are looking to move to a bigger space. We are a five minute walk to Thornton Heath station with direct trains to London Victoria and London Bridge Station. Tesco, Iceland, Superdrug and Poundland are a short walk away, as well as Thornton Heath High Street and Thornton Heath Leisure Centre. The 250, 450 and 198 bus stop is right outside. My children have enjoyed going to the Library which is across the road. Trumble Gardens Tennis court and children's play area is also a favourite in our family".

Ground Floor
555 sq.ft. (51.6 sq.m.) approx.



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TOTAL FLOOR AREA: 555 sq.ft. (51.6 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 | | (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 | | (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 | |
| | 70 | | 0 |
| | 78 | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England, Wales & N.Ireland | | England, Wales & N.Ireland | |

