

Truuli



Livingstone Road, Thornton Heath, Surrey, CR7

£525,000 Freehold

- Four good sized bedrooms
- Potential for expansion (STPP)
- Well maintained decor throughout
- A short walk to Grangewood Park
- Local gym within walking distance
- Excellent and efficient transport links into London Victoria & London Bridge

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

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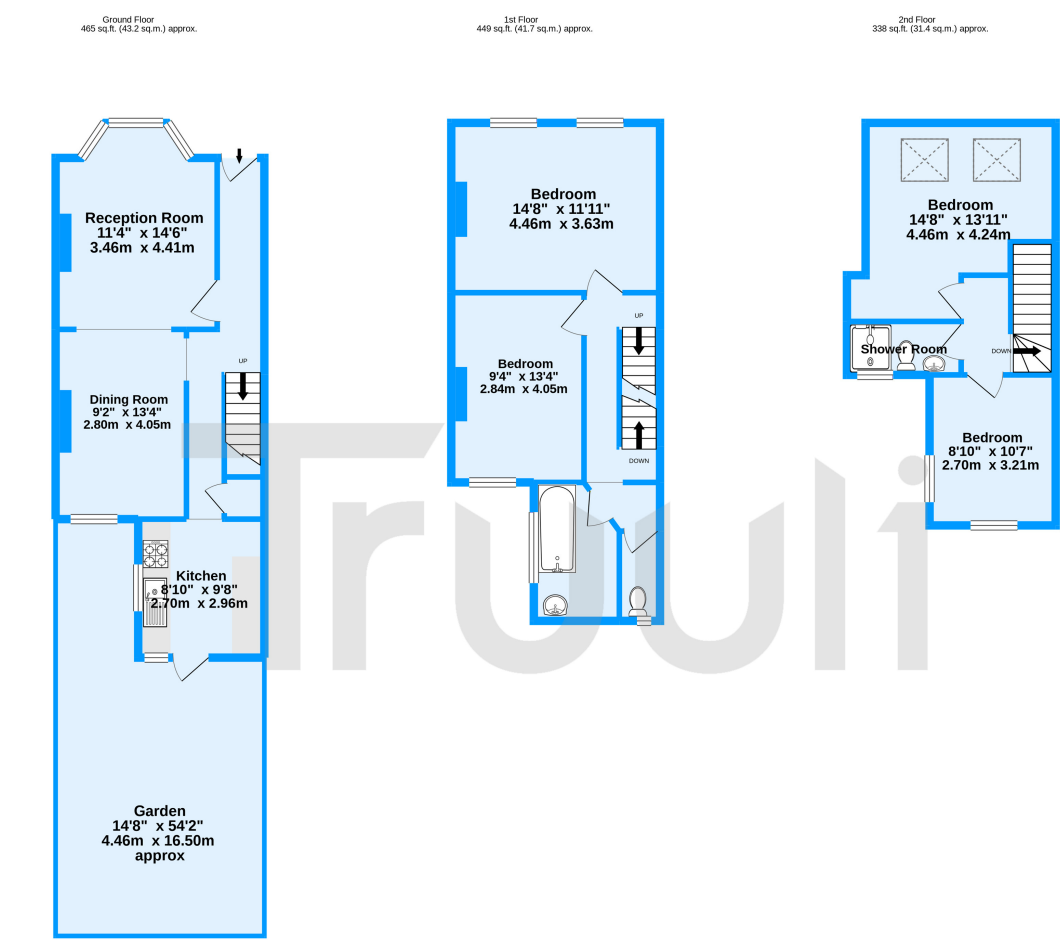
*** Vendors comments *** "One of the main attractions for me when choosing this to be my new home was the fact that it's just a few minutes' walk from Crystal palace triangle, the Centre of Thornton Heath and Norwood junction.

A conservation area on the borders of Upper Norwood is Livingstone Road situated on the hill with a great view of London and the southeast. From the fine Italian restaurants in Crystal palace to the wonderful west Indian and African diners in Thornton Heath and Norwood junction, you are spoilt for choice.

Another reason I bought the property was that I loved the local area and many of my friends and family live local. Three minutes walk to Grange wood park and surrounded by South Norwood Lake and spa hill woodland. The road is quiet with friendly neighbours. We hold regular street parties in the summer holidays for the children. I bought the house as a bachelor. Now with a family, I need not look far to find good to outstanding schools for my children.

The location is great for transport. Bus, Train, Overground and tram service from Croydon. It's also useful to have no parking restrictions on the road. The road is in the borough of Croydon where I obtained planning permission to extend the kitchen with side return and a double dormer loft conversion. Many houses on the road have done the same. The process of getting permission was straightforward. I completed the double dormer loft conversion, but I did not go ahead to extend the kitchen due to other commitments.The house has a lot of potential for a kitchen extension and ample room for a small or large family.

In my opinion, it's simply a lovely family home in a great area that we will miss very much".



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TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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 is given as to their suitability or efficiency can be given.			
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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

