

# Truuli



## Galpins Road, Thornton Heath, Surrey, CR7

£450,000 Freehold

- Off street parking
- Close to the green open spaces of Mitcham Common
- Ground floor showerroom and upstairs bathroom
- Popular residential location
- Close proximity to all local amenities and transportation
- Guide price £450,000 - £475,000

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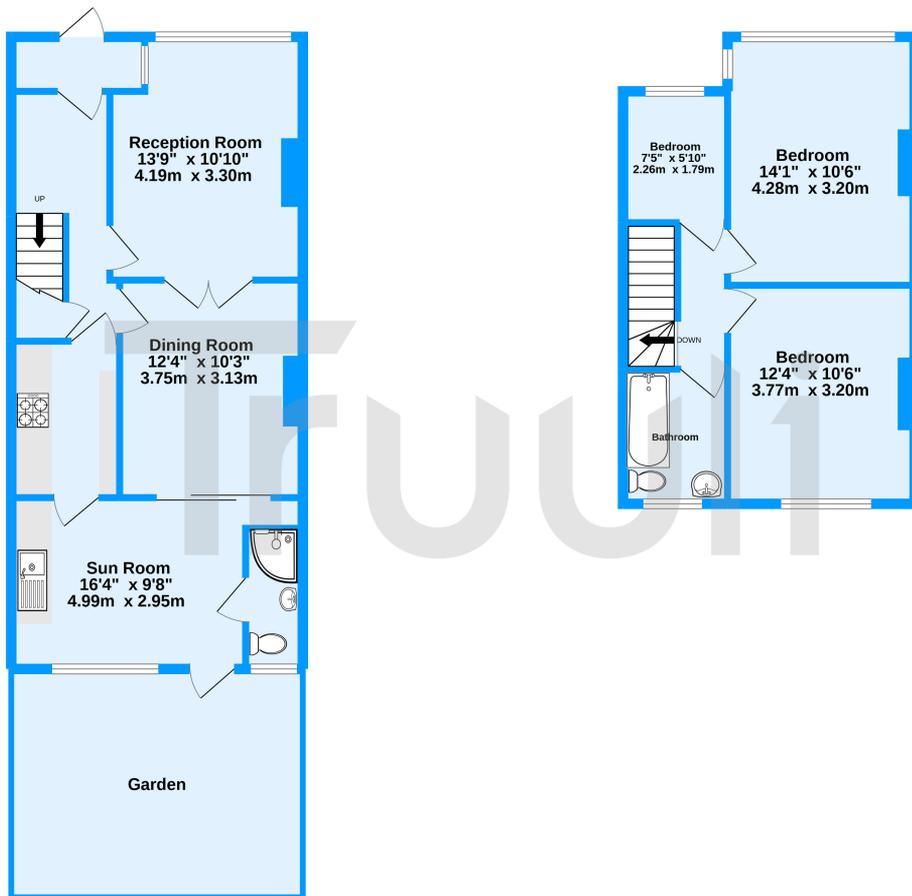
Guide price £450,000 - £475,000 \*\*\* Agents description \*\*\* Galpins Road in Thornton Heath is a very popular residential road that runs from Mitcham Common to the ever-popular London Road Norbury.

The home has been lived in by the same family for the last 10 years and the only reason for the sale is that they are looking to downsize as the house is too big for them now. Internally the property comprises; two reception rooms divided by wooden double doors, a galley kitchen, a conservatory with a downstairs shower room and a large rear garden. On the first floor, there are three good size bedrooms and a modern family bathroom making it the second one in the house. The property also benefits from off-street parking for a couple of cars.

Galpins Road is located 0.7 miles approx to the ever-popular road, famed for its coffee shops and international eateries including Afrogato.

Ground Floor  
578 sq.ft. (53.7 sq.m.) approx.

1st Floor  
409 sq.ft. (38.0 sq.m.) approx.



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TOTAL FLOOR AREA: 987 sq.ft. (91.7 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 | 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>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> |   |
|  | 78        |  | 0 |
|  | 59        |  |   |
| <p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>   |           | <p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>   |   |

