

# Truuli



## Livingstone Road, Thornton Heath, Surrey, CR7 8JX

£400,000 Freehold

- Potential for expansion (STPP)
- Three - well proportioned bedrooms
- Easy access of Thornton Heath and Crystal Palace mainline stations
- Close to Grangewood Nature park
- Close to all local transport and amenities
- Guide price £400,000 - £425,000

Southbridge Place, Surrey, CR0 4HA

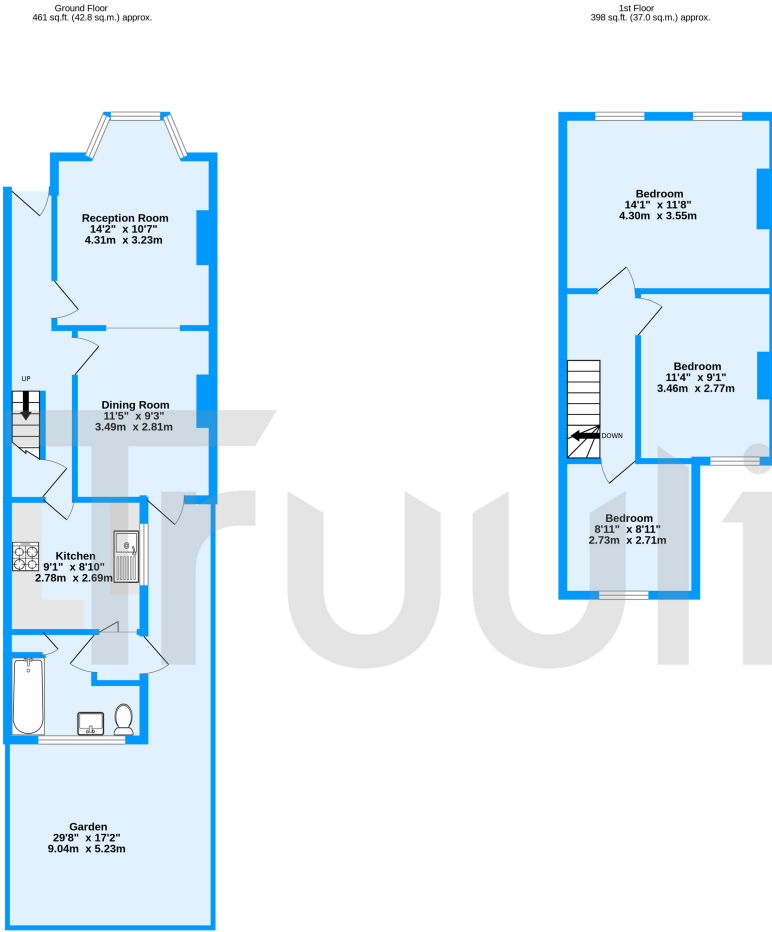
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# Livingstone Road, Thornton Heath, Surrey, CR7 8JX

£400,000 Freehold

\*\*\* Guide price £400,000 - £425,000 \*\*\* A lovely three bedroom Victorian house with potential for ground floor and loft extension, subject to the usual planning consents, located on Livingstone Road, Thornton Heath.



Livingstone Road, Thornton Heath, CR7  
 TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

