

# Truuli



## Torrige Road, Thornton Heath, Surrey, CR7 7EZ

£475,000 Freehold

- Offered to the market with no onward chain
- Additional utility room
- Beautiful and stylishly decorated by current owners
- Side access to the property and garden
- Low maintenance rear garden
- Close to all local transport and amenities including Thornton Heath Station
- Guide price £475,000 - £500,000

Southbridge Place, Surrey, CR0 4HA

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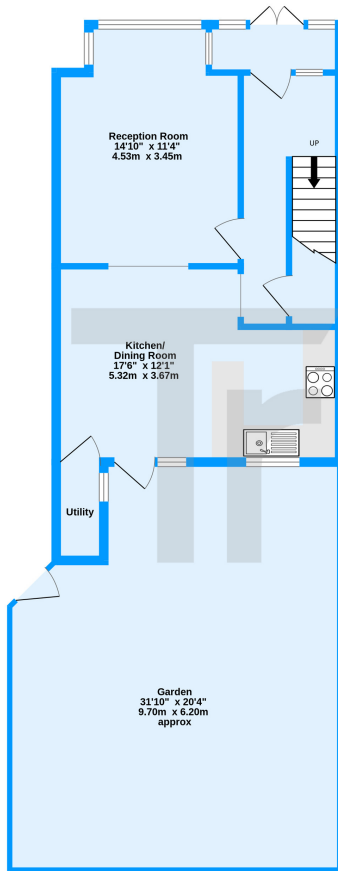
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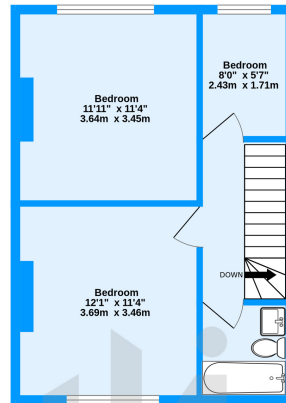
\*\*\* Guide price £475,000 - £500,000 \*\*\* This stunningly modernised, end-of-terrace, three-bed home was built in the early 1910s. It retains some amazing character details like the original front door, stained glass, original stair spindles and even some of the original neighbours.

Thornton Heath station and 'The Big Tesco' are just a 10-minute walk away (7 minutes if you walk to the beat of 'Staying Alive' by the Bee Gees). Southern Rail can get you from Thornton Heath to Victoria or London Bridge in just 30 minutes. There is also a great corner shop at the top of the road for any last-minute items and the local pub has £4.50 pints.

Ground Floor  
482 sq.ft. (44.8 sq.m.) approx.



1st Floor  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 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>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</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	

