

# Truuli



## Boswell Road, Thornton Heath, Surrey, CR7 7RY

£400,000 Freehold

- Offered to the market with no onward chain
- Larger than average semi detached family home
- Three reception rooms
- Nearly 1000 sq ft of residence
- Modern Kitchen and Showerroom
- Sought after location
- Guide price £400,000 - £425,000

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

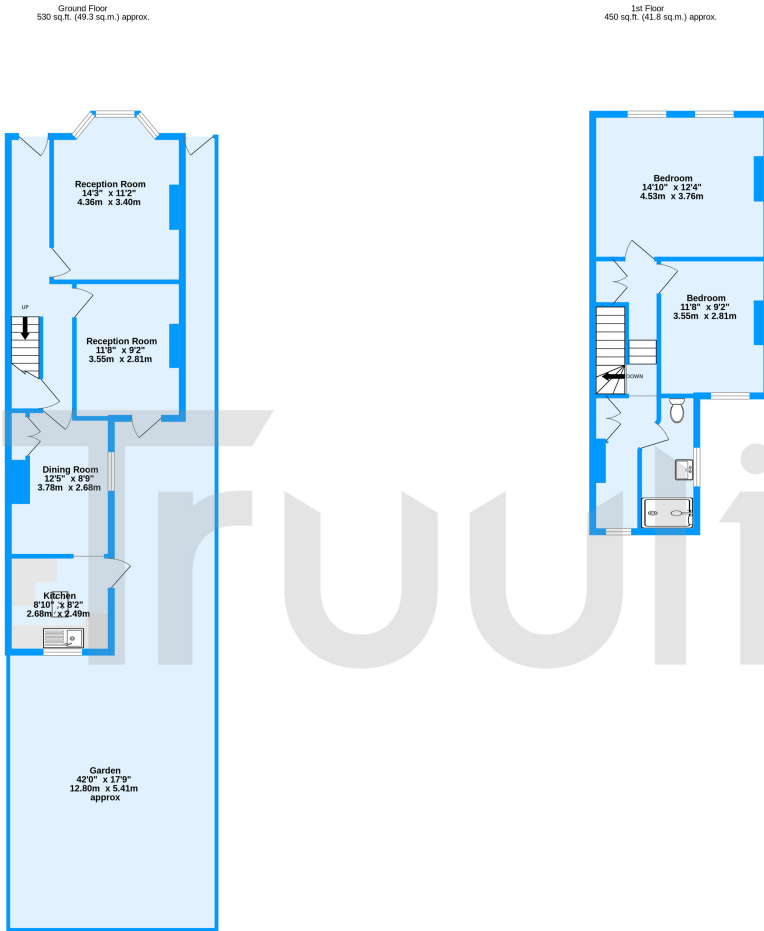
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Boswell Road, Thornton Heath, Surrey, CR7 7RY

£400,000 Freehold

\*\*\* Guide price £400,000 - £425,000 \*\*\* Located on a popular road in the heart of Thornton Heath is this larger-than-average two-bed, three-reception room property.

Situated on Boswell Road, the property is located within a short distance of Thornton Heath mainline station and the vibrant high street.



Boswell Road, Croydon, CR0  
TOTAL FLOOR AREA: 980 sq. ft. (91.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	

