

Truuli



Galpins Road, Thornton Heath, Surrey, CR7 6EG

£450,000

- Popular road
- Close to schools, parks and shops
- Transport links nearby into London
- Generously sized family home
- Available immediately
- Private gardens

Southbridge Place, Croydon, Surrey, CR0 4HA

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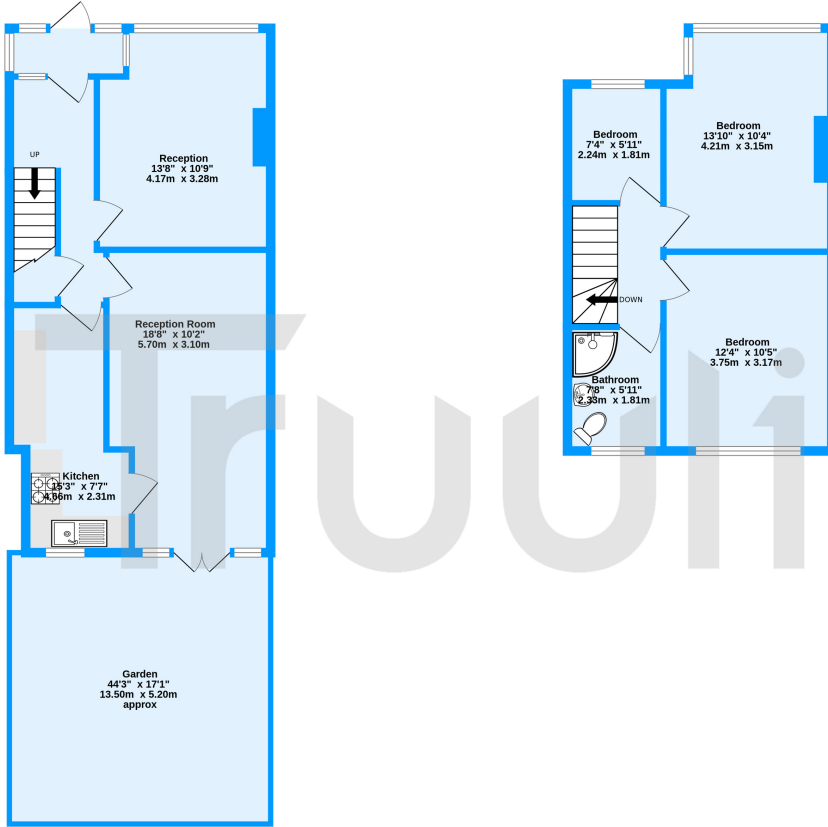
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This generously sized terraced family home is perfectly situated within a short walking distance to convenient transport links, including buses and Mitcham Eastfields train station, offering seamless access to London. The property is within walking distance to local shops, parks, and schools, making it an ideal choice for families seeking both comfort and convenience.

Ground Floor
514 sq.ft. (47.7 sq.m.) approx.

1st Floor
397 sq.ft. (36.9 sq.m.) approx.



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TOTAL FLOOR AREA: 911 sq.ft. (84.6 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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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