

# Truuli



**Wiltshire Road, Thornton Heath, Surrey, CR7 7QN**

£450,000 Freehold

- Detached modern home with gated entry
- Two spacious bedrooms & one double bedroom on the ground floor
- Modern decor throughout
- Outdoor gym/office space
- Open planned reception/dining room and kitchen
- Excellent and efficient transport links
- No onward chain
- Impressive private garden with divine entertaining space

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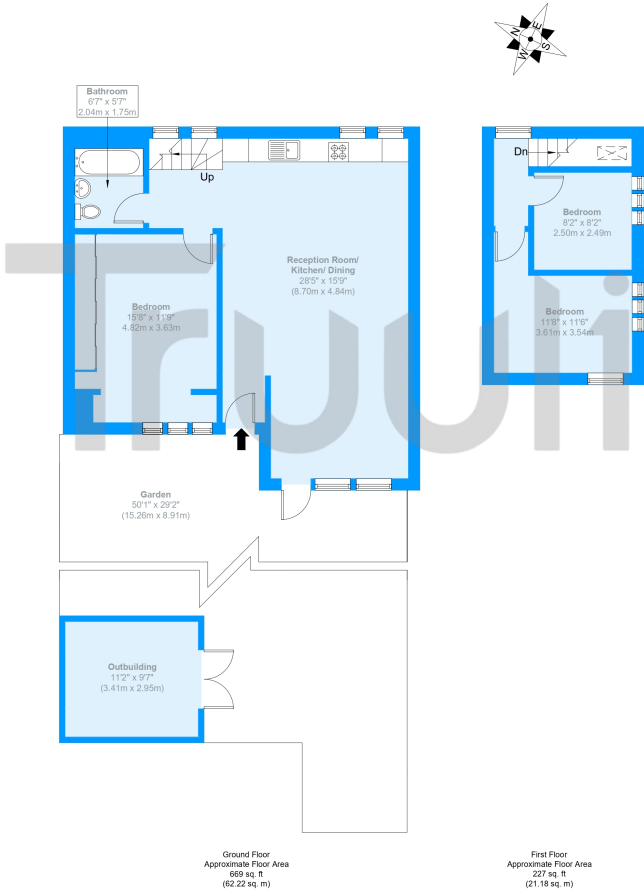
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£450,000 Freehold

Nestled behind secure gates on a sought-after residential road, this stunning detached home offers a perfect blend of modern luxury and convenience.

Ideally located within walking distance of Norbury and Thornton Heath Stations, with excellent bus links into London, and a vibrant high street with a host of amenities, this property is perfectly positioned for contemporary urban living.

Wiltshire Road



Approximate Gross Internal Area = 87.4 sq m / 940 sq ft  
Outbuilding = 10.06 sq m / 108 sq ft  
Total = 97.46 sq m / 1049 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

