



Livingstone Road
Thornton Heath
Surrey
CR7

Offers In Excess Of £460,000

bettermove

Livingstone Road Thornton Heath

Bettermove are proud to present this 3 bedroom semi-detached house in Thornton Heath.

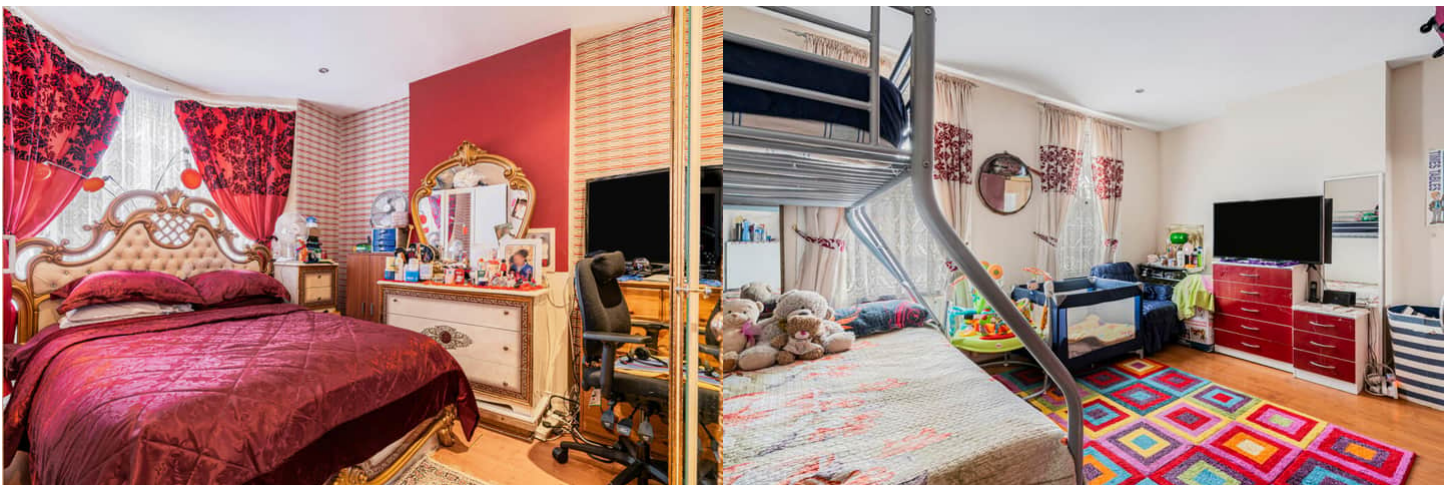
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this well presented property comprises two spacious reception rooms, and a fitted kitchen on the ground floor. The first floor consists of three good sized bedrooms, and the family bathroom. The exterior boasts a private rear garden, complete with an outbuilding, perfect for enjoying the summer months.

Located in the popular borough of Thornton Heath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Thornton Heath train station, a variety of local bus routes, and quick access to the A23.

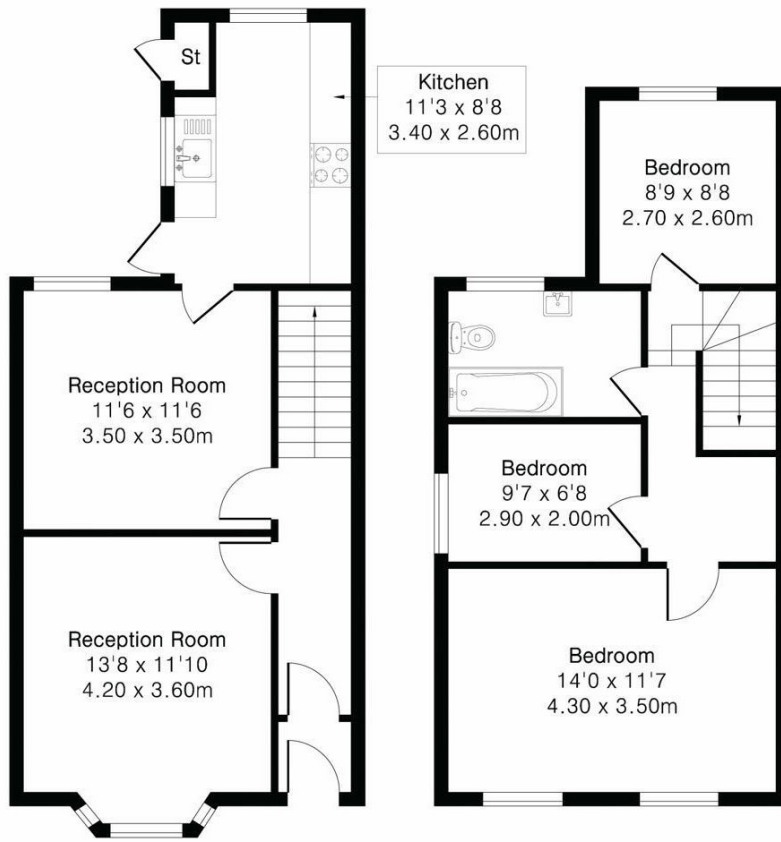
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Gross Internal Area 934 sq ft - 87 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 447 sq ft – 42 sq m

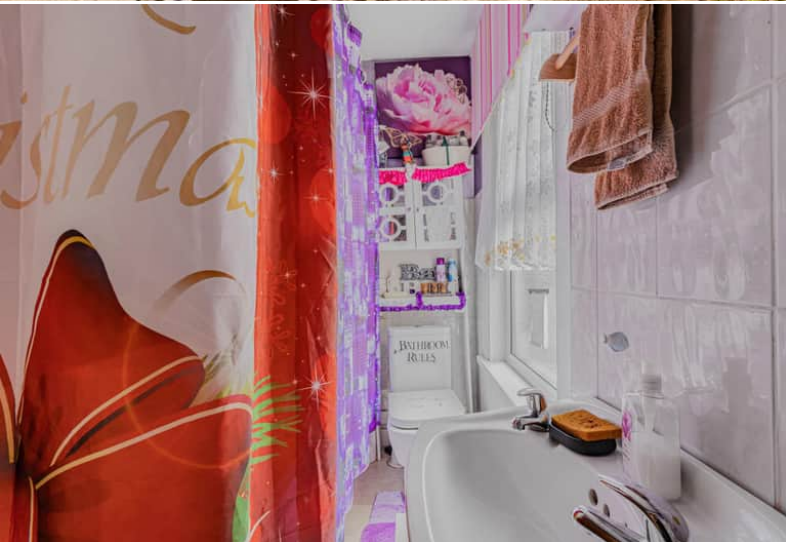


Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	81
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	71	78
England, Scotland & Wales EU Directive 2002/91/EC 		



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