



***Galpins Road Thornton Heath CR7***

***AUCTION GUIDE PRICE***

***£370,000-£390,000***

*Lovely three bedroom family home with thru lounge has a fitted open plan kitchen, large rear garden, off street parking, gas central heating, double glazing and more, vacant possession*

*EPC Rating C*

*Council tax band D*

# Galpins Road

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**Bedroom 1 14'1" x 10'2" (4.30 x 3.10)**

**Hall**



**Lounge/diner 26'10" x 10'2" (8.20 x 3.10)**



**Bedroom 12'5" x 10'2" (3.80 x 3.10)**



**Kitchen 8'10" x 5'10" (2.70 x 1.80)**



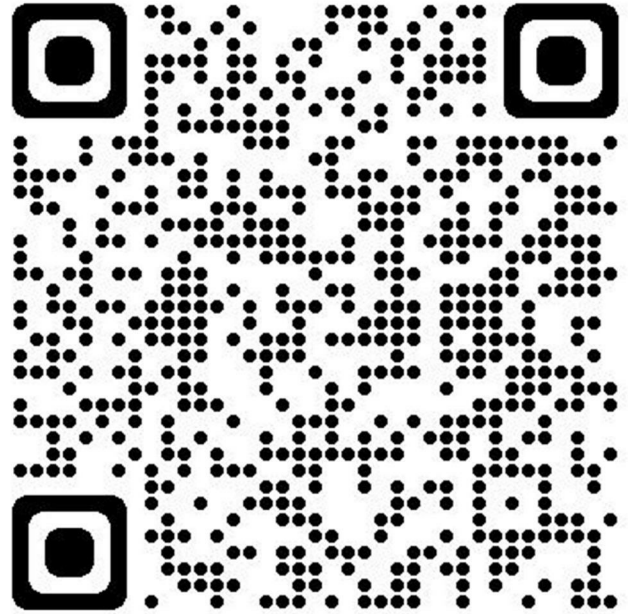
**Bedroom 3 7'6" x 5'10" (2.30 x 1.80)**



# Galpins Road

## Buyers Guide

Bathroom 7'6" x 5'10" (2.30 x 1.80)



Garden 72'2" x 17'4" (22 x 5.30)



Lounge second aspect



Back



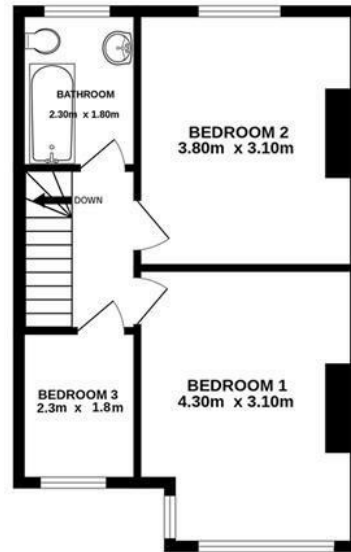
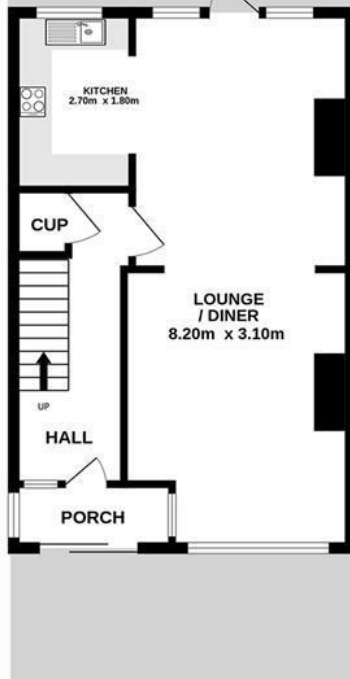


GARDEN  
(APPROX)  
22 M X 5.3 M



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

