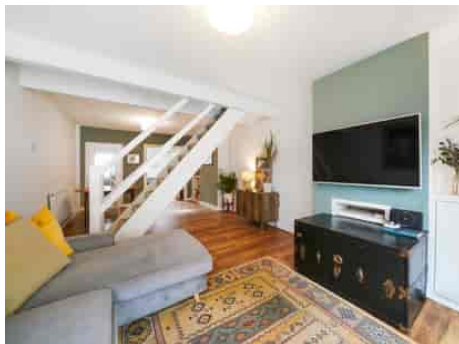


# Truuli



## Spencer Place, Croydon, Surrey, CR0 2DY

£350,000 Freehold

- A well-presented two-bedroom terraced cottage
- Modern interiors with character appeal
- Separate, well-equipped kitchen
- Private front and rear gardens
- Offered with no chain
- Close to transport links, schools, and amenities
- Off-street parking available
- Downstairs bathroom for convenience
- Bright and spacious double-length reception room

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)

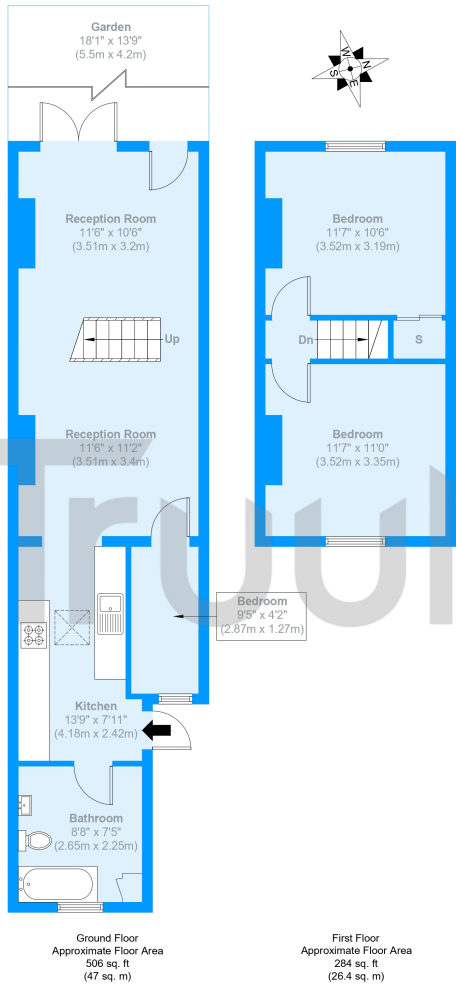
# Spencer Place, Croydon, Surrey, CR0 2DY

£350,000 Freehold

\*\*\*Vendor's comments\*\*\* "Our house is a perfect family home. From the first time we walked down the little cul-de-sac of Spencer Place and through the sun-drenched front garden into the bright kitchen and open-plan dining-living room, we just knew this was the house for us. For the last four years, it has been our quiet relaxing haven in the middle of bustling Croydon.

There are plenty of great pubs with delicious food nearby. We especially love The Oval and The Bedford Tavern. Several Co-ops, Tesco Express, and Lidl make food shopping easy. We have been very happy in our home and had planned to stay in Croydon for many more years. However, Kendra has been offered a fantastic job opportunity in Scotland which is also nearer Richard's family, so we have decided to move north".

Spencer Place



Approximate Gross Internal Area = 73.4 sq m / 790 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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