

Truuli



Grange Road, London, SE25 6TG

£350,000 Leasehold

- Over 60 ft private garden
- Versatile living layout
- Over looking Grangewood park
- Easy acces of Crystal Palace triangle
- Victorian character
- Three bedrooms and one reception room / two bedrooms and two reception rooms

Southbridge Place, Surrey, CR0 4HA

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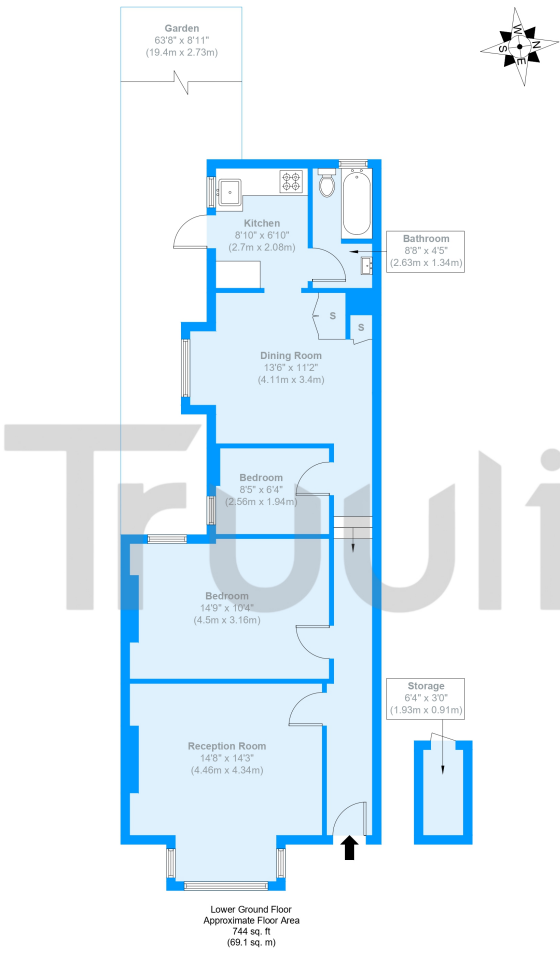
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*** Guide price £350,000 - £375,000 *** *** Vendors comments *** "When we first walked into this home, we were instantly captivated by its Victorian character. The high ceilings and spacious rooms gave such a sense of elegance and warmth and over the years it's been the perfect backdrop for family life.

For the past 23 years, this house has been our sanctuary. Our children grew up here, from their very first steps to riding their bikes across the road in Grangewood Park. We've spent countless summer evenings in the garden, soaking up the tranquillity and watching the most beautiful sunsets. It's a home that holds memories, but it also has so much potential for its next family to create their own."

Grange Road



Approximate Gross Internal Area = 69.1 sq m / 744 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+)	74	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		