

Truuli



Sherwood Park Road, Mitcham, Surrey, CR4 1NJ

£575,000 Freehold

- Bi-folding doors leading to the garden
- Off street parking
- Three bathrooms
- Four bed family home
- Close to good ofsted rated schools
- Close to open green spaces
- Study/office

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

Tel: 0330 043 0002

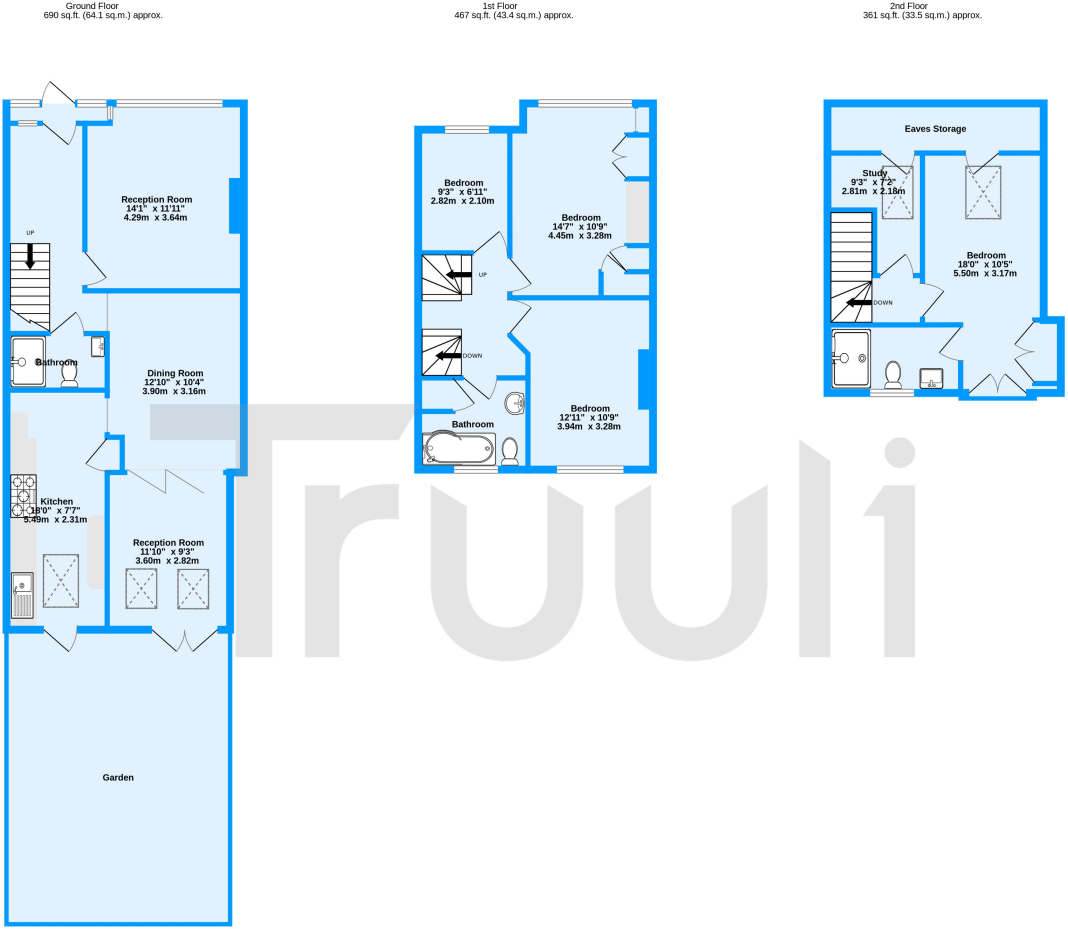
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendor comments *** "We spent many family occasions in this house. The most memorable was my grandmother's 90 birthday, when we opened the bi-folding doors, set up a small marquee in the garden and had a catered birthday party. We also hosted a family come dine with me and a Christmas bake-off, filled with laughter, joy and children up and down the stairs."

We are selling up as it has been my mother's dream to return to the Caribbean. However, we treasure all the wonderful memories made in this home. We hope that you experience the same joy living here as we have over the years."



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TOTAL FLOOR AREA: 1518 sq.ft. (141.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	74
(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	

