



Wren Close, South Croydon, Surrey, CR2 8SB

£550,000 Freehold

- Detached family home
- New wiring, plumbing, radiators, and bathroom
- Separate garage
- Bright and spacious living room
- Large rear garden
- Three generous bedrooms, two with beautiful open views of surrounding greenery.
- Excellent local amenities
- Move-in ready
- Corner lot property
- Surrounded by green spaces, including the nearby Bird Sanctuary

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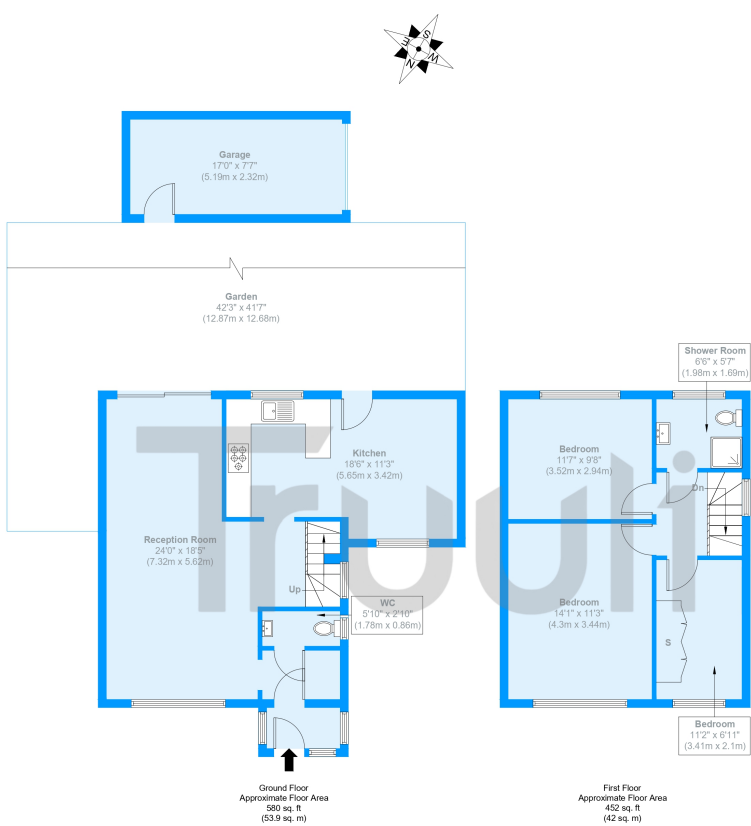
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Vendor comments "Welcome to our humble home, a place filled with love, care, and cherished memories. Beautifully positioned on a valuable corner plot in a quiet cul-de-sac in Selsdon, South Croydon, this detached house has been our family's safe haven. It's where our son and later, our grandson grew up. This home has seen birthdays, celebrations, quiet evenings and everything in between.

From the porch, you're greeted with a beautiful open view. The neighbourhood is peaceful and friendly, where the sound of birdsong often replaces traffic. Yet everything you need is nearby: Aldi, Sainsbury's, cafés, takeaways, small shops and two excellent schools one state, one private. Parks and green spaces are just around the corner, making family outings easy and part of daily life. Commuting is simple and fast with direct trains to London Bridge and Victoria in around 30 minutes and Gatwick Airport just as close. Buses into Croydon run frequently and most everyday errands can be done on foot".

Wrens Close



Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
Garage = 12 sq m / 129 sq ft
Total = 107.9 sq m / 1161 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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		