

Truuli



Trinity Close, South Croydon, Surrey, CR2 0EP

£750,000 Freehold

- Peaceful cul-de-sac location off Elmfield Way, Sanderstead
- Close to Croham Hurst Woods, Lloyd Park, and local sports clubs
- Highly regarded schools nearby, including Ridgeway Primary
- Excellent transport links — to London Victoria and London Bridge
- Substantial scope to create a truly special home with modern comfort and style
- Located within a friendly, welcoming, and safe community

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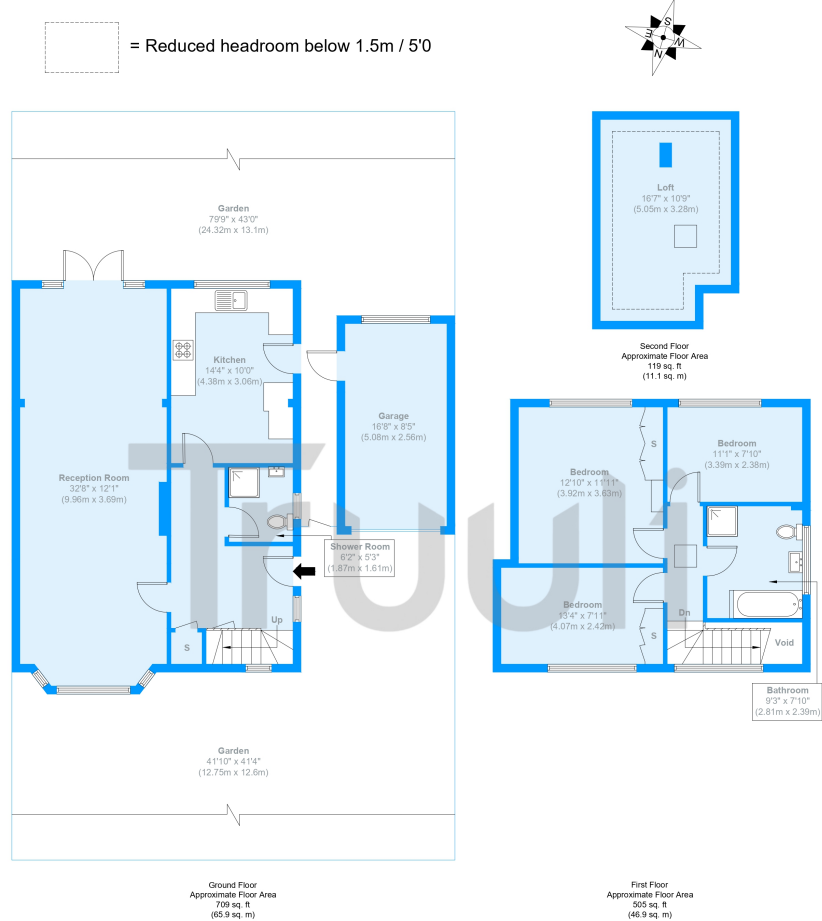
This much-loved home has been cherished for 17 years and suits all stages of life. Set on a generous plot at the entrance to Trinity Close in Sanderstead, South Croydon, it offers a peaceful private setting with a large south-facing garden and lovely views across Croham Hurst Woods.

The property has excellent potential for further development, including a loft conversion and garage extension. Local amenities are just a short walk away, with shops, a vet and supermarkets nearby, while Croham Hurst Woods provides excellent outdoor recreation.

Transport links are excellent, with Sanderstead Station offering fast connections to London and buses to South Croydon and East Croydon. Highly regarded schools including Ridgeway Primary are close at hand.

The home is energy efficient with an EPC rating of C, offering lower running costs and modern comfort. Surrounded by a friendly, safe community, this property combines warmth, potential and peace in a truly special location.

Trinity Close



Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft
Restricted head height = 4.6 sq m / 50 sq ft
Garage = 13 sq m / 140 sq ft
Total = 141.5 sq m / 1524 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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