

# Truuli



## Cherry Orchard Road, Croydon, Surrey, CR0 6BA

£325,000 Freehold

- Moments away from East Croydon Rail Station
- Array of schools nearby
- Low maintenance garden
- Two double bedrooms
- Refurbished in March 2023
- No Chain

Southbridge Place, Surrey, CR0 4HA

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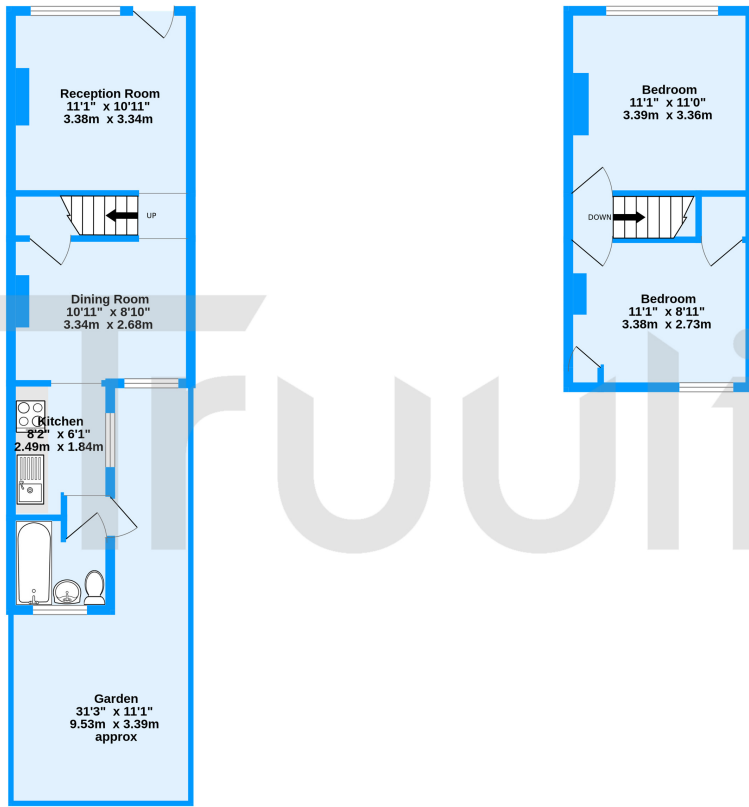
£325,000 Freehold

\*\*\*Vendor's comments:\*\*\* "It is a real struggle to sufficiently describe our charming first home that is much loved by our children, parents, family and friends. It is such a hub of much cherished memories.

During peak hours, the area feels alive with people walking to and from East Croydon Station which is only about a 5-minute walk away. From there, trains take about 14 mins to London Bridge, 16 mins to London Victoria, 29 mins to St Pancras International and 15 mins Gatwick Airport."

Ground Floor  
326 sq.ft. (30.3 sq.m.) approx.

1st Floor  
248 sq.ft. (23.1 sq.m.) approx.



Cherry Orchard Road, Croydon, CR0  
TOTAL FLOOR AREA: 574 sq.ft. (53.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

