

# Truuli



**Selsdon Park Road, South Croydon,**  
£750,000 Freehold

- Three double bedrooms
- Underfloor heating throughout the ground floor
- Private and secluded garden
- Scope to extend further
- Off street parking for multiple cars
- Utility room and a garage
- Open plan kitchen, living and dining area with a separate living room
- Close to an array of amenities

Southbridge Place, Surrey, CR0 4HA  
Tel: 0330 043 0002

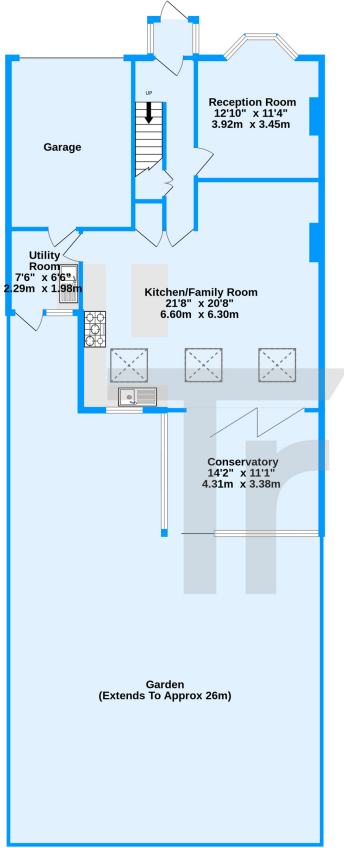
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Selsdon Park Road, South Croydon,

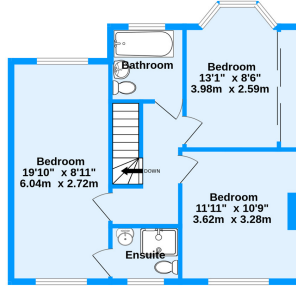
£750,000 Freehold

This impressive three-bedroom home on Selsdon Park Road offers over 1,500 square feet of pristine living space. Immaculately presented throughout, the property boasts a thoughtful rear extension, creating a spacious, light-filled hosting area that seamlessly connects to the stunning, private garden.

Ground Floor  
1007 sq.ft. (93.6 sq.m.) approx.



1st Floor  
575 sq.ft. (53.4 sq.m.) approx.



Selsdon Park Road, Croydon, CR2  
TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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+)	<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>51</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	

