

# Truuli



## Temple Road, Croydon, Surrey, CR0 1HU

£675,000 Freehold

- Period features throughout
- Over 1300sqft of living space
- Off street parking
- Residential road
- Scope to extend
- Side access
- Three reception rooms
- Array of transport links on offer

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

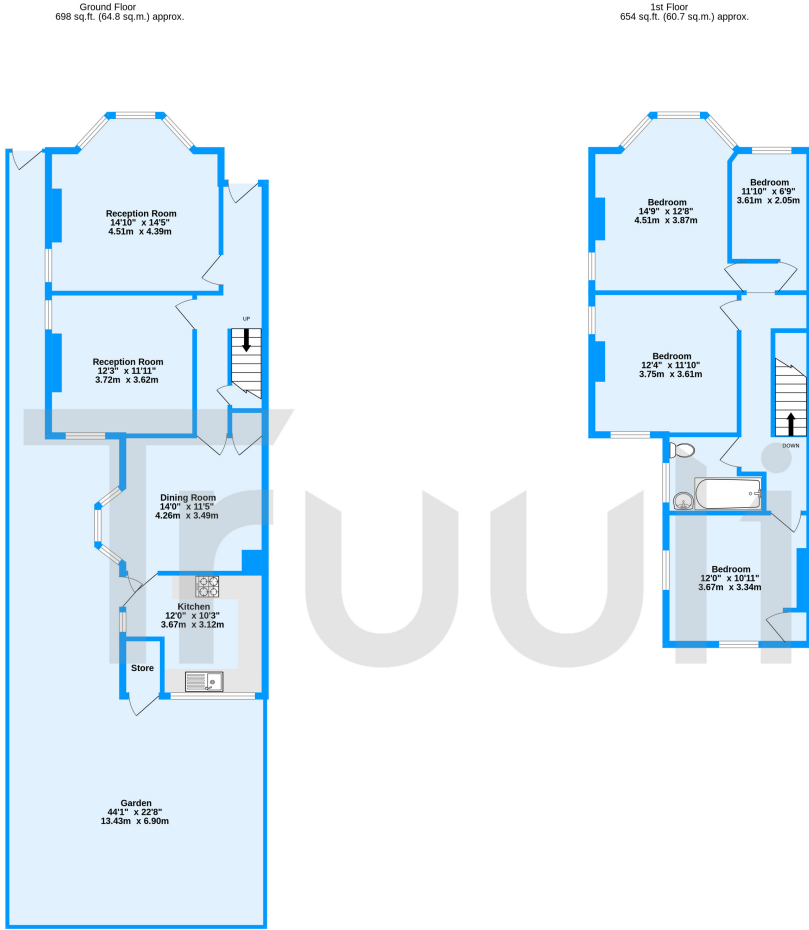
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\*Vendor's comments:\*\*\* We fell in love with Temple Road as soon as we saw it! What initially pulled us in were the high ceilings, open fireplaces, rear side access (very handy) and large enough space on the drive for two cars. The other attraction was the sheer size of the house, which easily accommodated our family of 6 and 2 dogs!

Our street has a very strong neighbourhood vibe and sense of community, while being relatively quiet, and off the main road. We also have two lovely parks close by, Parkhill and Lloyd, where we have enjoyed many walks with our dogs and family picnics."



Temple Road, Croydon, CR0  
TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</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	

