



10 The Gallop, South Croydon, Surrey, CR2 7LP

£700,000 Freehold

- Architect-designed improvements throughout
- Four generous bedrooms, including a spacious ensuite
- Two bright, versatile reception rooms
- Large patio ideal for relaxing and entertaining
- Main side garage with direct through-access to second rear garage
- Located in the highly sought-after Croham Valley Road area, within one of its well-known cul-de-sacs
- Excellent accessibility with easy links to South Croydon, Sanderstead

Southbridge Place, Croydon, Surrey CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

10 The Gallop, South Croydon, Surrey, CR2 7LP

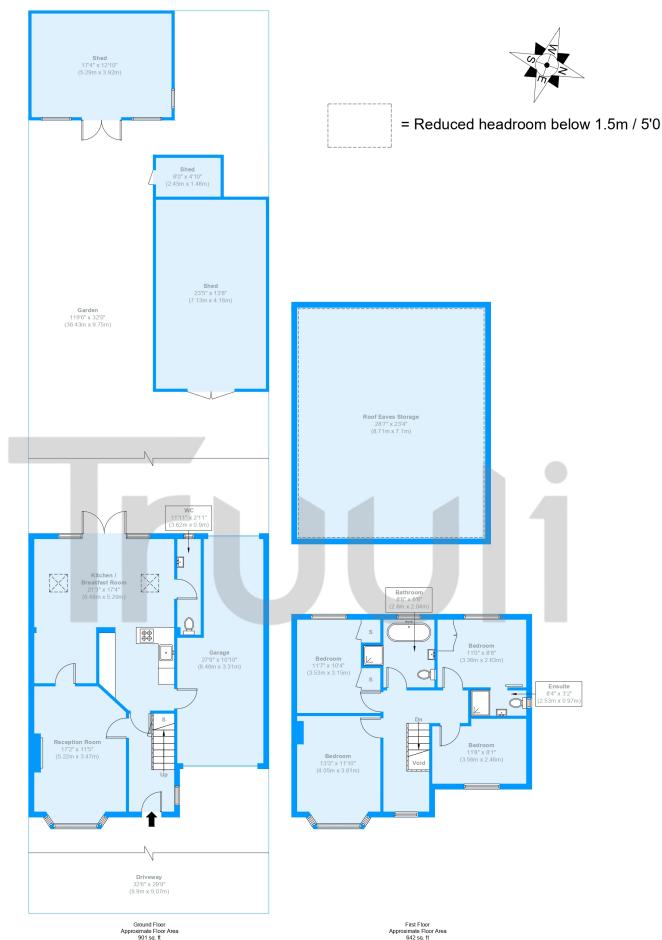
£700,000 Freehold

Vendor comments "For the past 15 years, this house has been my sanctuary a place where creativity, family life and comfort have come together effortlessly. As an architect, every improvement was made with intention and care, shaping the property into a home that is both beautifully designed and wonderfully practical. It has always been a warm, welcoming environment where everyday living feels natural and enjoyable.

One of the features I've cherished most is the garden. Generous, private, and beautifully proportioned, it has offered a rare sense of calm. The patio has been my favourite retreat for morning coffees, quiet reading and long summer evenings with friends. Stretching gracefully behind the house, the garden feels like a true extension of the living space. Inside, the home offers four spacious bedrooms, including a comfortable ensuite, along with two bright reception rooms that provide flexibility for family life, work, or relaxation. The layout flows easily, creating an open, airy feel that makes the house incredibly functional.

A standout feature is the unique through-and-through garage arrangement: a main side garage leading directly to a second garage at the rear of the garden. This rare setup has provided exceptional storage, workspace and everyday practicality. The property also benefits from an EPC rating of C, offering improved energy efficiency, lower running costs and a more comfortable living environment throughout the year, a valuable advantage for modern family living. This home has been deeply loved and I hope the next family feels the same sense of belonging and contentment that I have enjoyed here."

The Gallop



Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft

$120 = 61.8 \text{ sq m} / 665 \text{ sq ft}$

al
8 sq ft
sed for illustrative purposes only. The plan has been prepared in accordance with

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs	(92+)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

sed for illustrative purposes only. The plan has been prepared in accordance with
be relied on. Maximum lengths and widths are represented on the floor plan. If
any portion of the property is to be used for any purpose other than the purpose
intended by the plan, the property owner should consult with a professional
engineer or architect.