

# Truuli



**Croham Valley Road, South Croydon, Surrey, CR2 7RA**

£650,000 Freehold

- Semi-detached bungalow
- Large rear garden
- Two bathrooms
- Garage with a sink
- Drive for multiple cars
- External car charging point
- Chain free
- Eaves storage

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

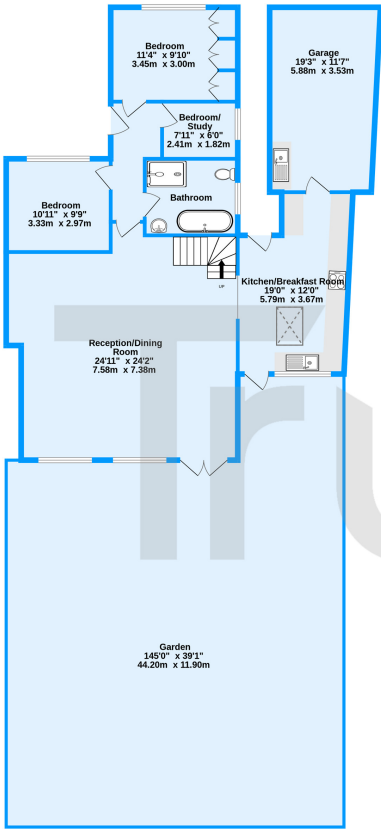
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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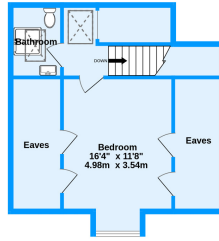
£650,000 Freehold

Welcome to this rare gem nestled in the heart of Croham Valley Road, one of South Croydon's most sought-after addresses.

Ground Floor  
1366 sq.ft. (126.9 sq.m.) approx.



1st Floor  
471 sq.ft. (43.7 sq.m.) approx.



Croham Valley Road, South Croydon, CR2  
TOTAL FLOOR AREA: 1837 sq.ft. (170.7 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>		
(55-68)	<b>D</b>		<b>66</b>
(39-54)	<b>E</b>	<b>55</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	

