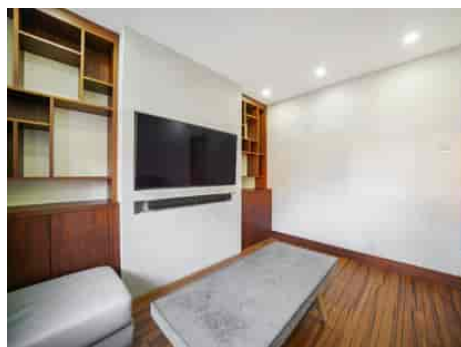
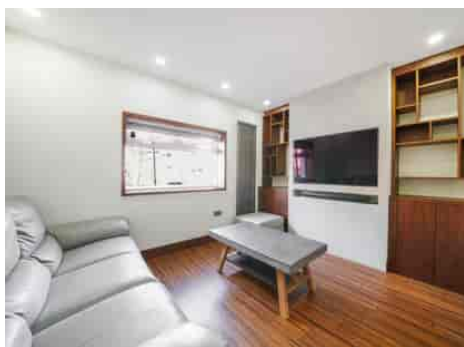


Truuli



Lion Road, Croydon, Surrey, CR0 2QB

£475,000 Freehold

- Outstanding, fully renovated home
- Modern & contemporary design throughout
- Outstanding security – Yell alarm system external CCTV cameras
- End of terrace
- Beautiful landscaped garden complete with bbq area & garden studio
- Available immediately
- Under floor heating in kitchen & ensuite

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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

Lion Road, Croydon, Surrey, CR0 2QB

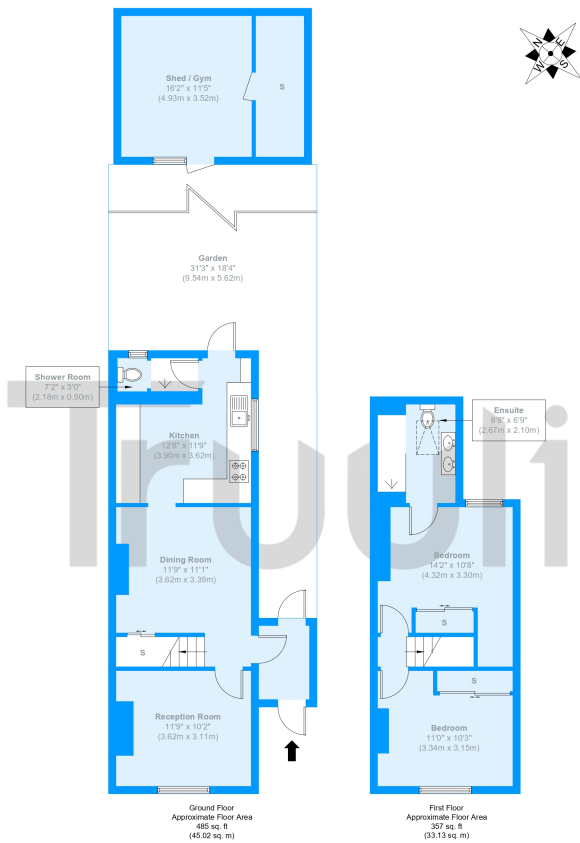
£475,000 Freehold

Welcome to this stunning, brand-newly renovated home, perfectly designed for modern living and ultimate comfort. Nestled in a peaceful no-through road, this property offers a traffic-free environment, making it an ideal retreat from the hustle and bustle of city life.

With meticulous attention to detail, this highly insulated residence ensures energy efficiency, keeping you warm in winter and cool in summer while reducing energy bills (EPC Rating C). From premium materials to state-of-the-art security, every feature has been thoughtfully chosen to provide an exceptional living experience

This home is more than just a place to live—it's truly a modern sanctuary, where energy efficiency, security, and high-end materials come together to create something truly special. If you're looking for a turnkey property that blends luxury, practicality, and sustainability, this stunning home on Lion Road is the perfect place to call home.

Lion Road



Approximate Gross Internal Area = 78.15 sq m / 841 sq ft
 Shed / Gym = 18.73 sq m / 202 sq ft
 Total = 96.88 sq m / 1043 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

