

Truuli



Sycamore Close, South Croydon, Surrey, CR2 7LN

£550,000 Freehold

- Five generously sized bedrooms
- Garage has been converted to reception area
- Converted garage
- Lift from the dining room to the master bedroom, providing easy access and enhanced mobility.
- Wheelchair-friendly throughout, with wide doorways and accessible features for a comfortable lifestyle.
- Modern kitchen,
- Close-knit community in South Croydon, known for its friendly atmosphere.

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• Excellent transport links

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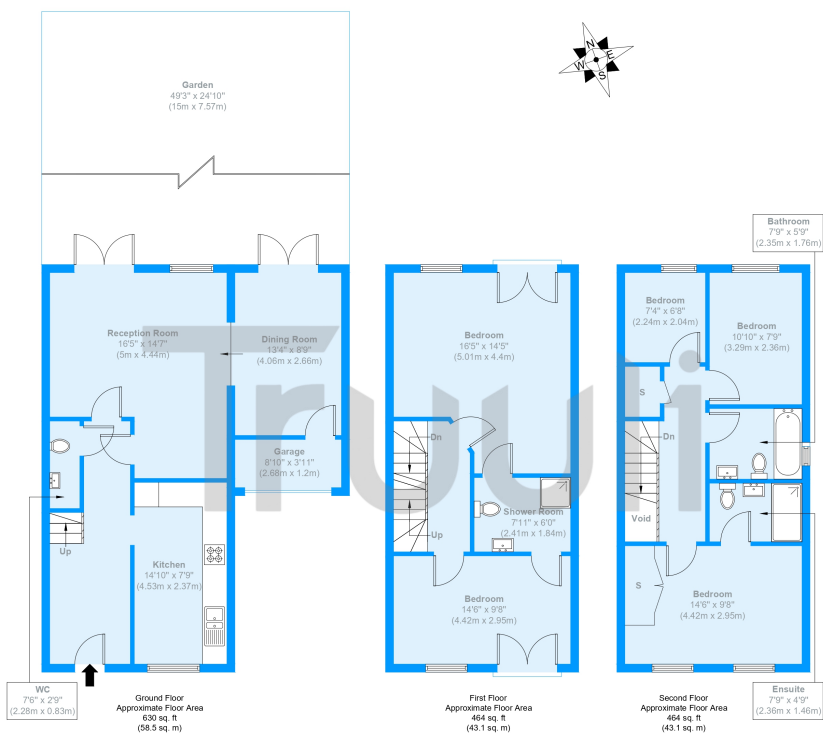
Vendors Comments "Since 2002, this five-bedroom property has been the heart of our family where we've created cherished memories and celebrated milestones. Built from scratch by my parents as their dream home, it is now ready for a new family to begin their own story.

Lovingly maintained throughout, the home features a modern kitchen, a lift that connects the dining room to the master bedroom, and a spacious reception room formed from a converted garage. It was designed with accessibility in mind, making it fully wheelchair-friendly with a ramp from the parking area that allows easy access into the property.

Situated in the close-knit community of South Croydon, you are just a five-minute walk from the station with excellent transport links to London, Gatwick and Brighton. Lloyd Park and local schools are also within easy reach.

This home is more than just a place, it is a space to build a legacy. We warmly invite you to view it and thank you for considering our family home."

Sycamore Close



Approximate Gross Internal Area = 144.7 sq m / 1558 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 more is required for your own inspection, you should seek out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	83
(81-91) B		
(69-80) C		
(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		