

Truuli



Sydenham Road, Croydon, Surrey, CR0 2EH

£475,000 Freehold

- Spacious garden
- Three well-proportioned bedrooms
- No onward chain
- Easy access to East Croydon Station / Selhurst & Norwood Junction
- Easy access to Croydon Town Centre
- Close to transport & local amenities

Southbridge Place, Surrey, CR0 4HA

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

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£475,000 Freehold

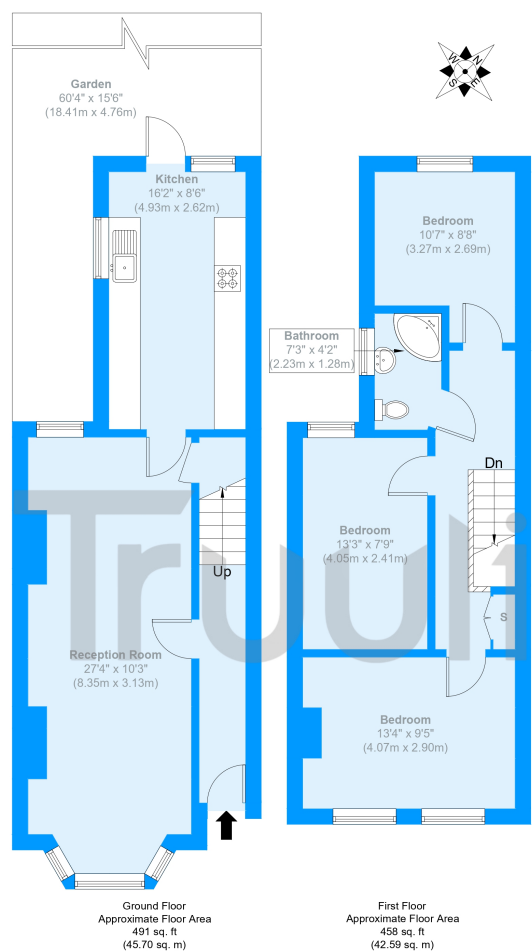
*** Vendor comments *** "When I started searching for a home, I enjoyed exploring different properties and imagining the possibilities in each one. The moment I stepped into this house, I felt an immediate connection. It felt right. I fell in love with it and decided it was where I wanted to build my life.

What drew me in the most were the room sizes. They're all really generous, especially the kitchen. It's not enormous, but it has this lovely spacious feel that made it perfect for family meals, conversations, and quiet mornings with a cup of tea. The bathroom is simple and functional, but every other room has a warmth and balance that worked so well for us.

This home has been filled with life and love. Now, my children have grown up and started families of their own. The house is a little too big for just me now, and though it's hard to imagine not living here anymore, I know it's time.

I hope the next owner will feel the same joy, warmth, and belonging that I did the day I first walked through the door."

Sydenham Road



Approximate Gross Internal Area = 88.29 sq m / 950 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+)	66	84
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

