

Truuli



Guildford Road, Croydon, Surrey, CR0 2HL

£400,000 Freehold

- Stunning & beautifully presented Victorian home
- Modern, stylish decor
- Quiet cul-de-sac location offering a peaceful and private setting
- French doors create a seamless flow between indoor and outdoor spaces
- Recently landscaped south-facing garden, perfect for relaxing or gardening enthusiasts
- Spacious layout that works well for hosting dinner parties
- Conveniently close to local shops and everyday amenities

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

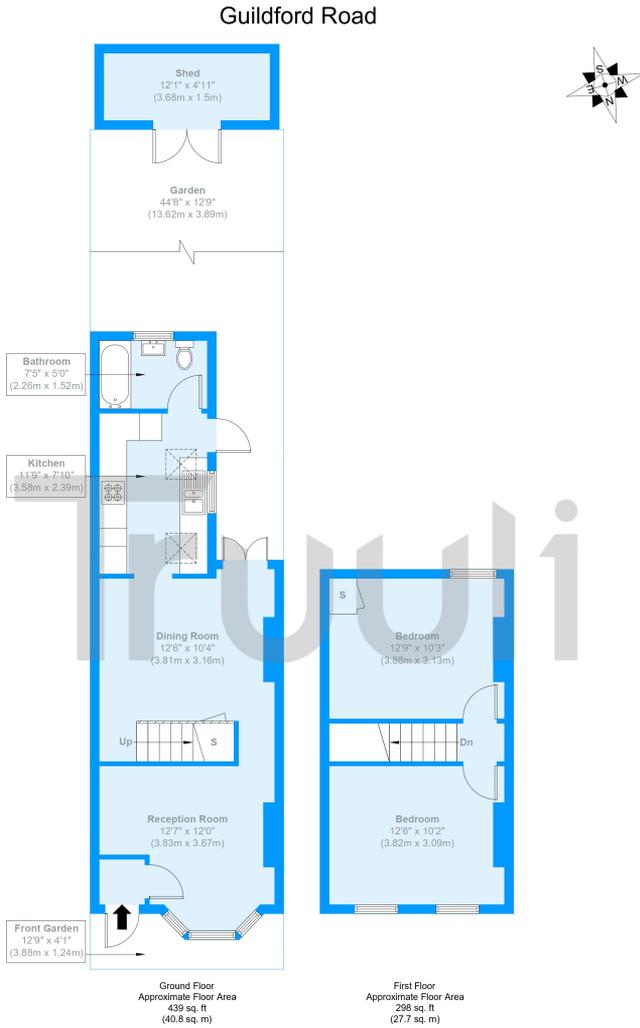
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor comments "We've really loved living here. The house sits in a quiet cul-de-sac, which gives it a peaceful, tucked-away feel while still being conveniently close to local shops and everyday amenities

We've particularly enjoyed hosting dinner parties here, with guests able to move easily between the house and garden, making it a great space for entertaining".



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	
(81-91)	B	85
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

