

Truuli



Alderton Road, Croydon, Surrey, CR0 6HJ

£500,000 Freehold

- Three bedroom family home
- Low maintenance garden
- Parking to the rear
- Two receptions
- Remote controlled gate
- Modern three piece bathroom suite
- Close to transport & local amenities
- No onward chain
- Large garden

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

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

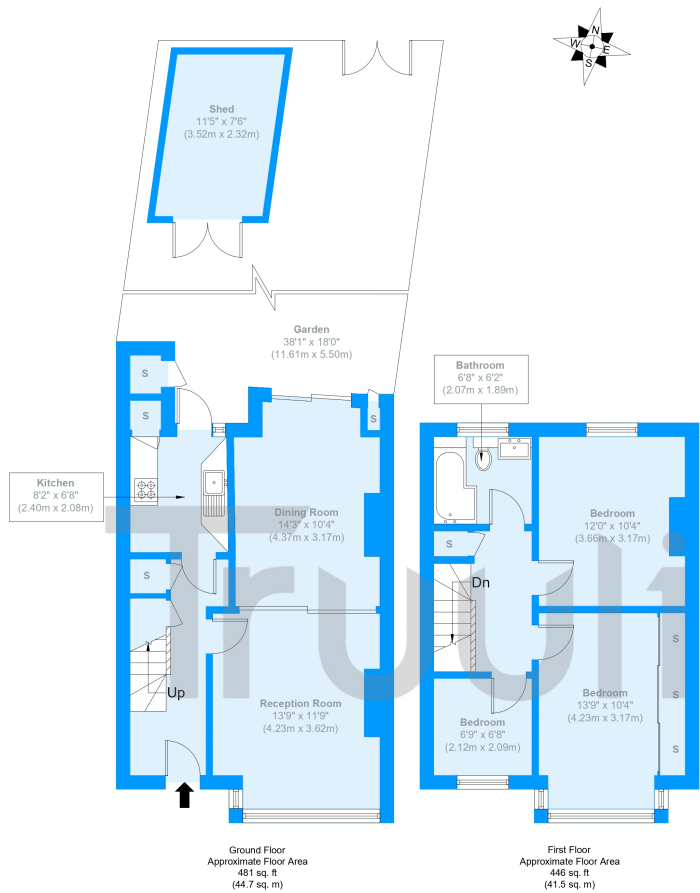
Alderton Road, Croydon, Surrey, CR0 6HJ

£500,000 Freehold

***Vendor comments *** "Back in 2009 when our children were still little we set out to find a place that felt safe, welcoming and ready for family life. The moment we saw this house we knew—it ticked every box.

This hasn't just been a house. It's been a proper family home filled with laughter, memories and everyday joys. It's the kind of place that holds you gently while life unfolds and we've truly loved every chapter here."

Alderton Road



Approximate Gross Internal Area = 86.2 sq m / 927 sq ft
Shed = 8.1 sq m / 87 sq ft
Total = 94.3 sq m / 1015 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.
Copyright © BleuPlan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
