

Truuli



Sanderstead Road, South Croydon, Surrey, CR2 0PH

£900,000 Freehold

- Suburban lifestyle
- Excellent links between Clapham Junction, London Victoria & London Bridge
- Strong sense of community
- Beautiful green spaces
- Peaceful, family-friendly neighbourhood
- Off street parking & garage

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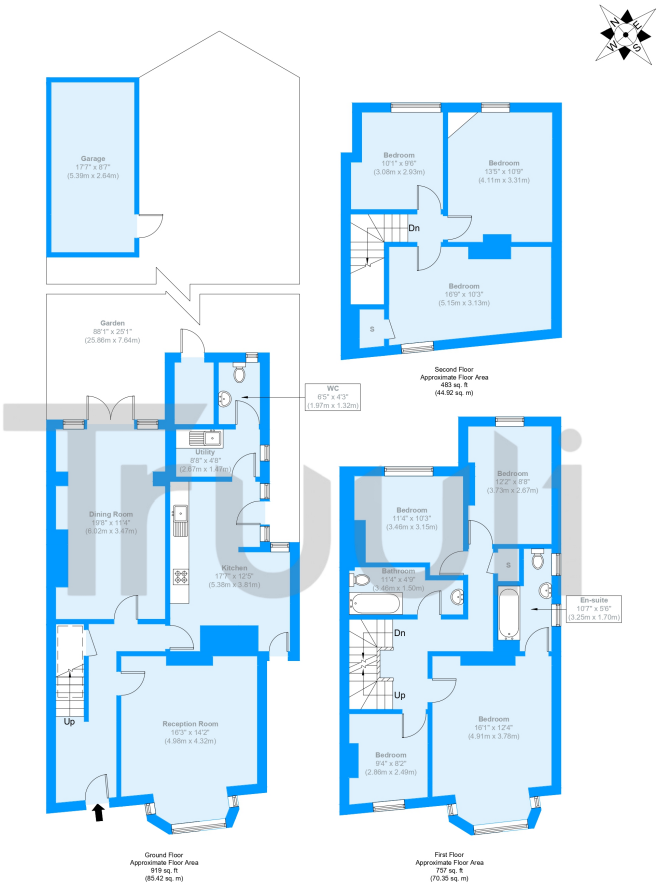
Vendor's comments "We've loved our time at Sanderstead Road, but it's time for a new chapter. This beautifully renovated 7-bedroom home combines classic charm with modern comfort, featuring fireplaces in each bedroom and a new roof and windows for energy efficiency.

The heart of the home is its fully updated kitchen, designed with high-end finishes to create a space that's both stylish and functional—perfect for any home chef.

The property is ideally positioned for those who enjoy the best of both worlds—tranquillity and accessibility. Just a 2-minute walk to Sanderstead Station and an 8-10 minute walk to Purley Oaks; excellent transport links put central London within easy reach, with fast trains to Victoria, London Bridge and Clapham.

Along with the welcoming community this home is truly special, offering space, comfort and an exceptional location. Book your viewing today—we're confident you'll love it just as much as we have!"

Sanderstead Road



Approximate Gross Internal Area = 200.69 sq m / 2160 sq ft
Garage = 14.23 sq m / 153 sq ft
Total = 214.92 sq m / 2313 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 you are in any doubt of the accuracy of the information, you should seek your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	81
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		

