

Truuli



Wrights Road, London, SE25 6RY

£700,000 Freehold

- Private garage at the rear
- Additional parking space
- Large loft conversion with ensuite
- Ground floor shower room and utility room
- Kitchen breakfast room with breakfast bar
- Good order throughout

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

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

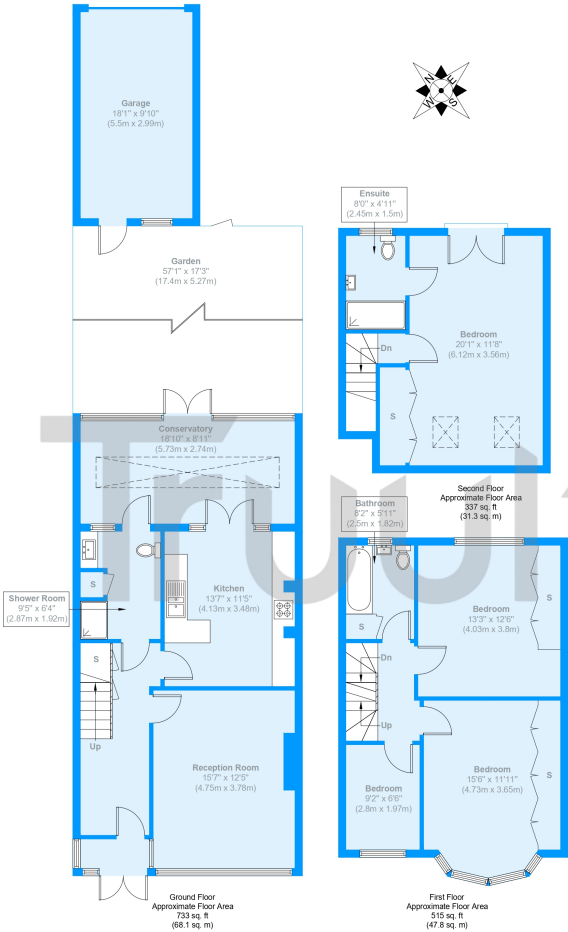
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*** Vendors comments *** "Having lived in South Norwood for several years, we knew it was where we wanted to stay and grow our family. After months of searching, we discovered this hidden gem — a spacious three-bedroom property (at the time), complete with a private garden and, most importantly, off-street parking at the rear.

The property also benefits from a garage with electricity, which we've used as a workshop and for additional storage. As locals, we knew just how valuable secure parking is — especially on match days — making this feature a rare and welcome bonus!"

Wrights Road



Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 163.7 sq m / 1762 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+) A		
(81-91) B		84
(69-80) C	71	
(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		

