

Truuli



Alton Road, Croydon, Surrey, CR0 4LY

575000 £575,000 Freehold

- Impressive private garden
- Close to transportation & local amenities
- 4 bedroom semi-detached house
- Great curb appeal
- No onward chain
- Spacious 150m² layout

Southbridge Place, Surrey, CR0 4HA

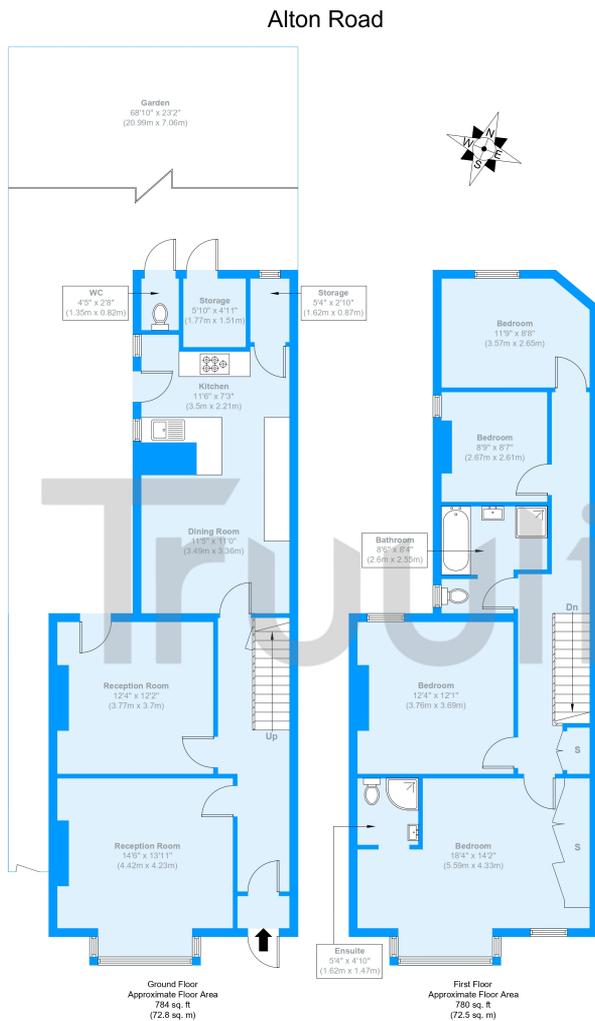
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*** Vendor's comments*** "I was immediately drawn to this property the moment I walked in, thanks to its spacious 150m² layout, offering four large bedrooms and a huge kitchen. I've lived here for almost five years, but I'm now selling as I work in London. The area is incredibly convenient, with every store you can think of nearby, from furniture stores such as IKEA to your local M&S. The transport links are excellent, with Waddon Station just a five-minute walk away. What I'll miss the most is the ease of living here—being able to buy anything I need locally has been a huge advantage."



Approximate Gross Internal Area = 145.3 sq m / 1564 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		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

