

Truuli



Castlecombe Drive, London, SW19 6RR

£999,950 Freehold

- Four bedroom family home
- Open and inviting kitchen & dining room
- Downstairs cloakroom
- Two bathrooms
- Summer house / Office in the garden
- Wimbledon Tennis within walking distance
- Within a very close proximity of all local transport and amenities
- Off Street parking to the front (Subject to planning)

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

Tel: 0330 043 0002

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

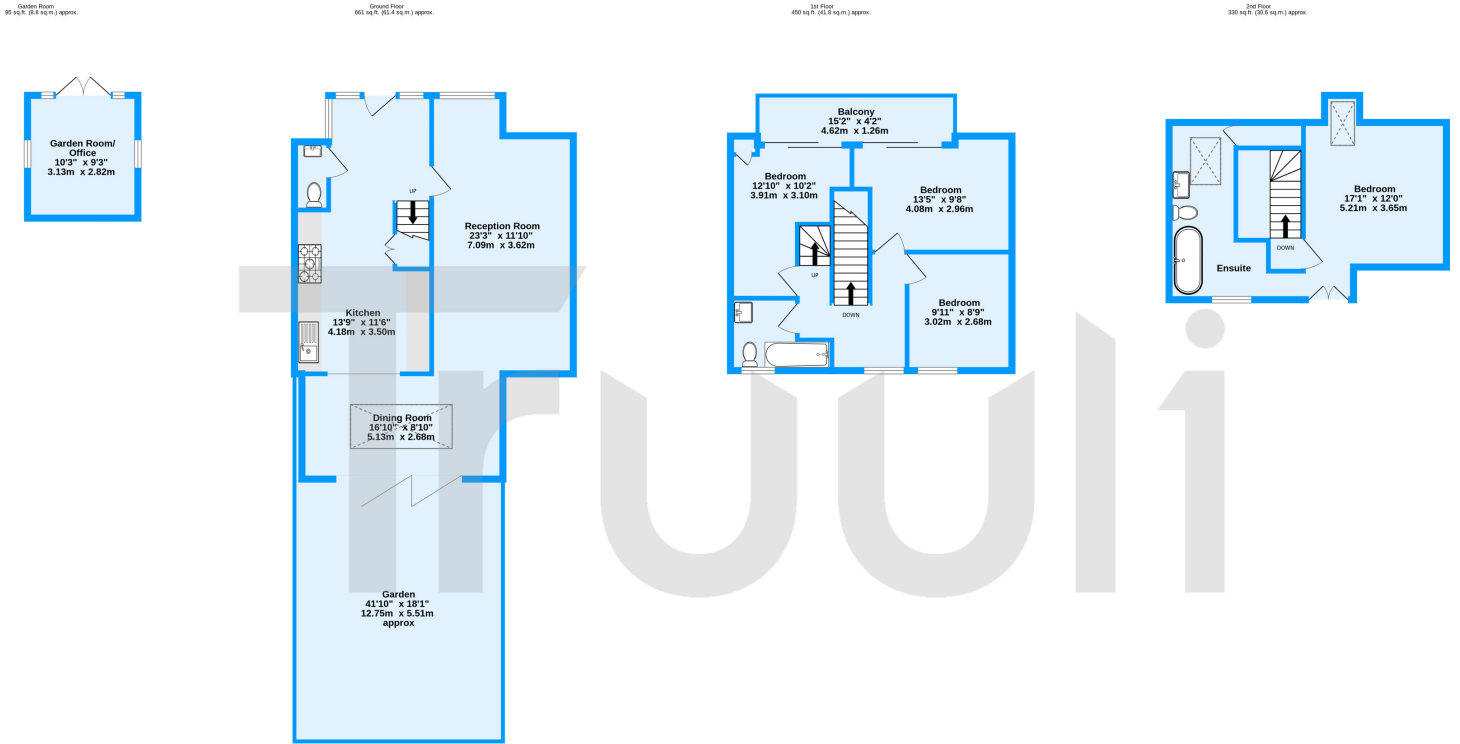
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*** Vendor comments *** " When I was offered this house it was like a dream come true. Not only did I have a back garden for me and my growing family, but the house had a beautiful front garden and I could envisage this being my forever home. So when the opportunity arose for me to buy this property it was a no-brainer as I could see that this three-bedroom house had enormous potential. I also fell in love with the spacious feel and the abundance of natural light that this home has to offer and the neighbourhood is quiet.

I have been happy living here and have lived here for 40 years and am only the second owner of the property.

The home has been beautifully decorated within the last 4 months and I am proud of the finished product".



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TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(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	

