

# Truuli



## Sycamore Close, South Croydon, Surrey, CR2 7LN

£600,000 Freehold

- Cul de sac location
- Well maintained famil home
- Three bathrooms in the property
- Garage has been converted to large work area
- Five generously sized bedrooms
- Spread over three floors

Southbridge Place, Surrey, CR0 4HA

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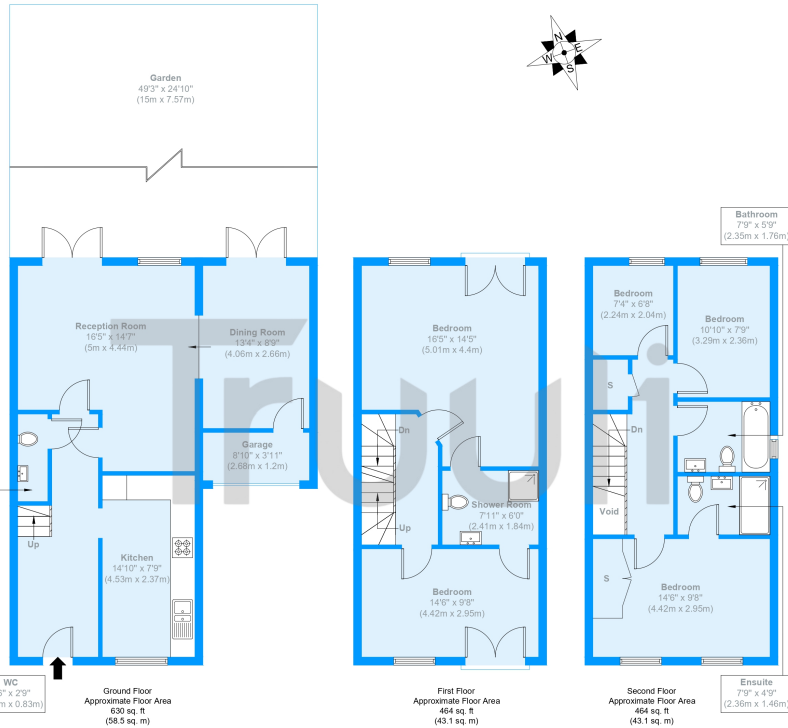
# Sycamore Close, South Croydon, Surrey, CR2 7LN

£600,000 Freehold

Nestled in a peaceful residential cul-de-sac, this beautifully presented five-bedroom terraced home in Sycamore Close, Croydon, offers an exceptional blend of modern living and timeless charm.

This spacious property boasts an impressive layout, stylish interiors, and a prime location with excellent transport links, schools, and amenities nearby.

## Sycamore Close



Approximate Gross Internal Area = 144.7 sq m / 1558 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	

