

Truuli



Marlow Close, London, SE20

£585,000 Freehold

- Quiet and peaceful location
- Cul-da-sac location
- Open and inviting kitchen / breakfast room
- Solid wood flooring
- Ample in-built storage
- Potential for development (STPP)
- Off street parking
- South facing private garden
- Within close proximity of Norwood Junction Railway Station
- Within close proximity of South Norwood Lakes

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

Tel: 0330 043 0002

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

Marlow Close, London, SE20

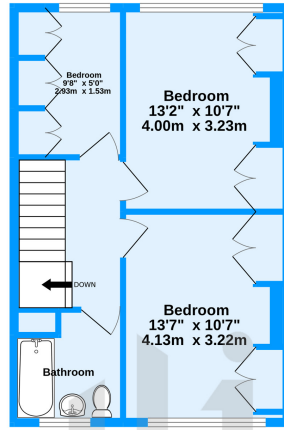
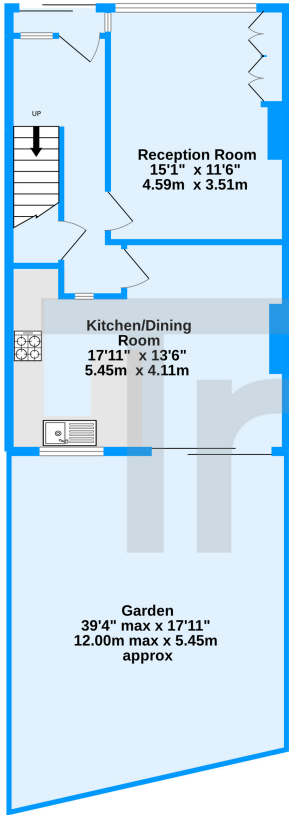
£585,000 Freehold

Located within the quiet cul-da-sac of Marlow Close is this stunning example of a 1930's mid-terrace family home with the potential to add value by way of loft conversion and rear extension.

Lovingly maintained over the years this property is ready to move into from day one, allowing interest from all prospective buyers.

Ground Floor
503 sq.ft. (46.8 sq.m.) approx.

1st Floor
463 sq.ft. (43.0 sq.m.) approx.



Marlow Close, London, SE20

TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

