

Truuli



Sydenham Road, Croydon, Surrey, CR0 2EL

£1,900 pcm Freehold

- Detached family home
- Open plan dining and living area
- Easy access to east Croydon station / Selhurst & Norwood junction
- Set back from the road
- Large garden
- Two bedrooms, two bathrooms, mezzanine
- Gas central heating & double glazing throughout
- Available immediately
- Presented part furnished

Southbridge Place, Surrey, CR0 4HA

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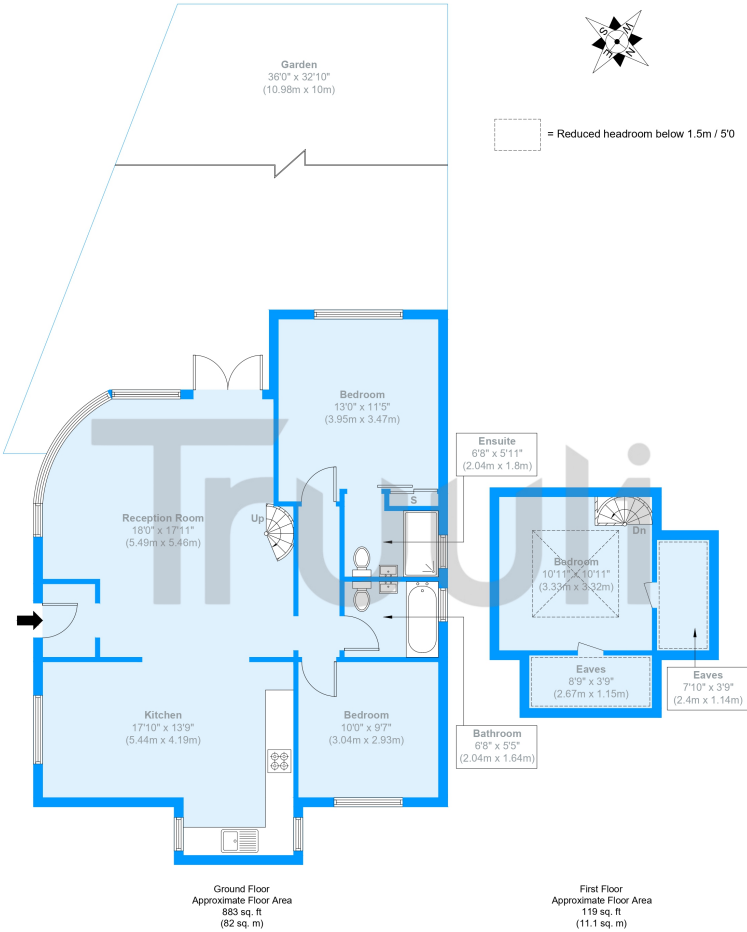
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Landlord's comments "A real gem of an oasis. Right in the middle of the hustle and bustle of lively Croydon, yet, as soon as you enter the extensive gardens with many aspects, we could have been anywhere...!

We had many garden parties and both our young family and friends thoroughly enjoyed relaxing and playing in our lovely gardens. I say gardens because it is so unusual to find such a large garden in central Croydon and we exploited it to the full. From the rose-covered walkway at the bottom of the right-hand side to relaxing on the decking while watching the children play in the front garden.

But enough of the garden – every amenity you could possibly wish for is just a short stroll away. The food and shopping quarter of Croydon is a 15-minute walk, along with gyms, cinemas and transport links just a 10-minute walk away."

Sydenham Road



Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
Restricted head height / Eaves = 6.3 sq m / 68 sq ft
Total = 99.4 sq m / 1070 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+)	60	74
A		
(81-91)		
B		
(69-80)		
C		
(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		

