

Truuli



Chatfield Road, Croydon, Surrey, CR0 3LA

£525,000 Freehold

- Built in cupboard space in all three bedrooms
- Bonus loft room, currently used as an office
- Solar panels
- Utility room
- New luxury click vinyl and carpets throughout
- Integrated hob, double oven and dishwasher
- Sliding patio doors leading to the garden
- Landscaped, low maintenance garden
- Downstairs office room
- Downstairs shower room

Southbridge Place, Surrey, CR0 4HA

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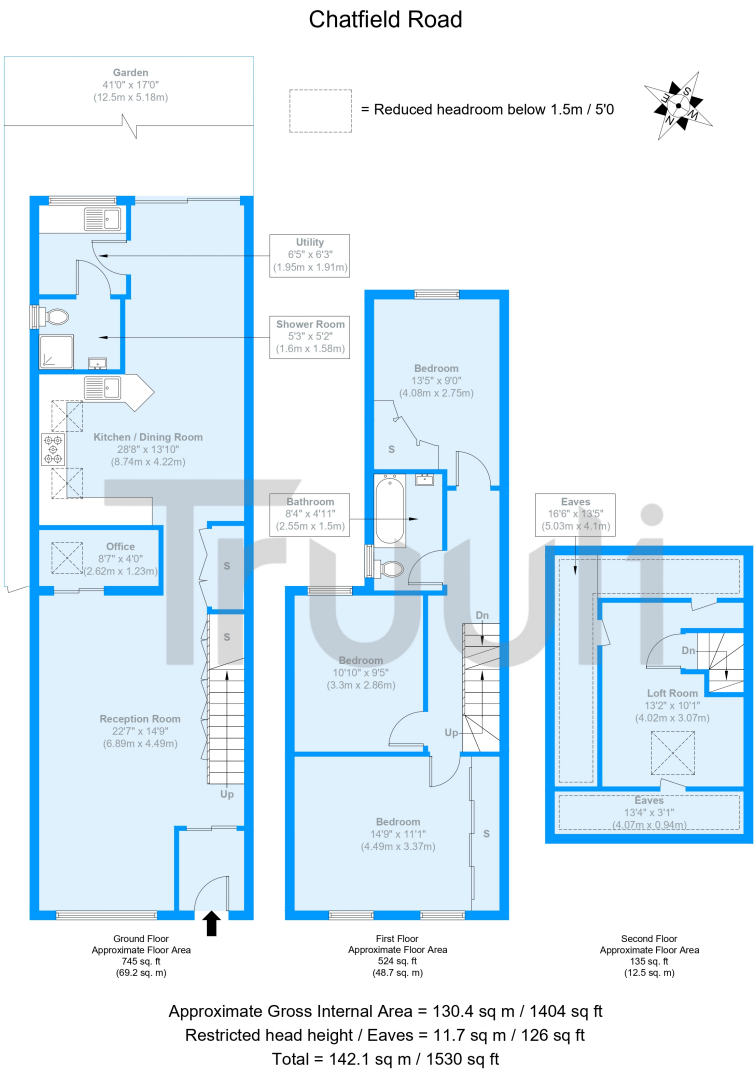
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*** Vendors Comments*** "We moved into this home in 2021 and were immediately struck by its generous size and unbeatable location, so close to all the local amenities Croydon has to offer. Since then it has become so much more than just a house; it is where we welcomed our first child and began growing our family.

As our family continues to grow, we have made the difficult decision to move closer to our support network. Saying goodbye to this home is not easy as we have truly made it our own and poured so much love into every detail.

Our absolute favourite feature is the garden, a peaceful green oasis in the heart of Croydon. Recently landscaped, it is designed to be low-maintenance and enjoys sunshine all day long. We have loved relaxing there as a family and it will be one of the things we miss most. The utility room, solar panels and dedicated office space have also made life here both practical and comfortable. Other standout features include an EV charger with a private parking space, a handy downstairs shower room, a bonus loft room for added flexibility and ample storage throughout."



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 more is required of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	87
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		

