

# Truuli



## Glossop Road, South Croydon, Surrey, CR2

£280,000 Leasehold

- Eaves storage
- Excellent rail links within a short walk to Purley Oaks and Sanderstead stations
- Walking distance to Purley Beeches & Croham Hurst Woods
- Residential road
- Separate kitchen
- Reception area and dining area
- Period features throughout

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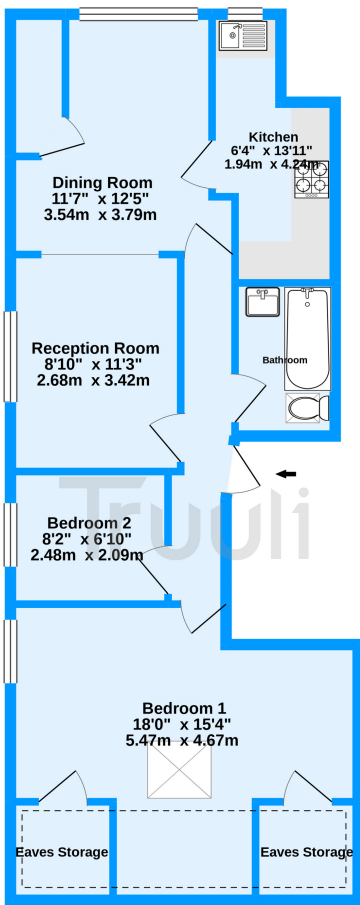
\*\*\*Vendor comments:\*\*\* "We bought our lovely home five years ago. Initially we were looking for a one bedroom apartment and then we ended up buying this flat as we fell in love with the layout and the area. We also loved the fact the property has an array of period features whilst the kitchen is separate from the reception, something we struggled to find whilst viewing other flats. There is also plenty of storage to neatly tuck away household items such as the ironing board :).

Whilst we were initially looking for a one bedroom property, the second bedroom has been an added bonus for us. My brother lived with us for almost two years and therefore the room was used as a bedroom. It has also been used as a guest room but most recently, we have converted into a nursery room for our little one.

The location is perfect for us with excellent rail links at Purley Oaks and Sanderstead Stations, which are both within a short walk. We have also loved venturing out in the area with our personal favourites being; walking around Purley Beeches which has lovely tennis courts and Croham Hurst Woods which is clean, quiet and peaceful! There's also free street parking right outside the woods should you decide to take a car, and the view from the top is breath-taking!

We really love the area and hope we can find another property nearby. The only reason are selling is because we are upsizing to grow our family in the near future."

Second Floor  
712 sq.ft. (66.1 sq.m.) approx.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
	76 → 78	79 → 81	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>	

