

Truuli



Church Road, Croydon, Surrey, CR0 1SD

£400,000 Freehold

- Two double bedrooms
- Garden with rear access
- Easy access to loft
- Central location, within close proximity to East & West Croydon
- Stations
- New floors throughout
- Residential area
- No onward chain

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

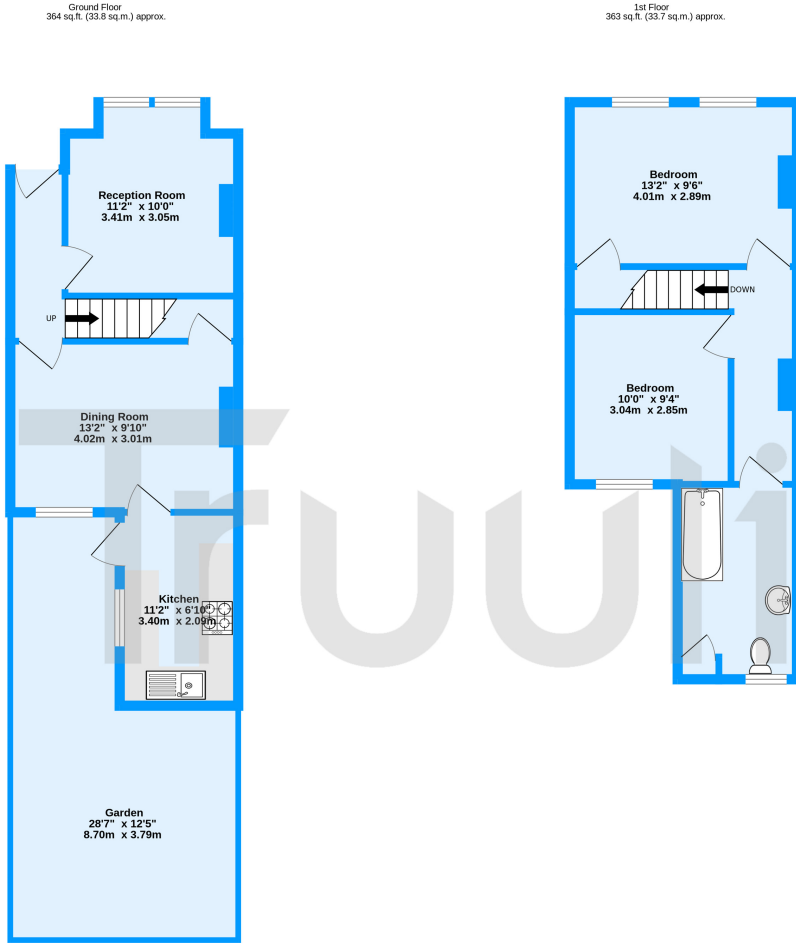
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "When I bought the house just over 3 years ago, I instantly fell in love with the oasis of a garden. Hearing the birds in the morning makes this place feel so peaceful and calm. Since buying the house, I've redecorated it from top to bottom, including installing new floors throughout.

I am sad to be leaving my first home but it's the right time for me to go and pursue my dream of travelling the world. I hope whoever purchases this place will be as happy there as I have been."



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 TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		88
B		
(69-80)		
C		
(55-68)	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	

