

Truuli



Warren Avenue, South Croydon, Surrey, CR2 8HZ

£325,000 Leasehold

- Spacious three-bedroom second-floor apartment
- Bright interiors with excellent natural light throughout
- Short walk to Gravel Hill Tram Stop for easy commuting
- Quick access to the A2022, A212, and M25, making wider travel simple.
- Close to Selsdon Wood Nature Reserve
- St. Francis Church grounds directly opposite

• Perfect balance of convenience and calm surroundings

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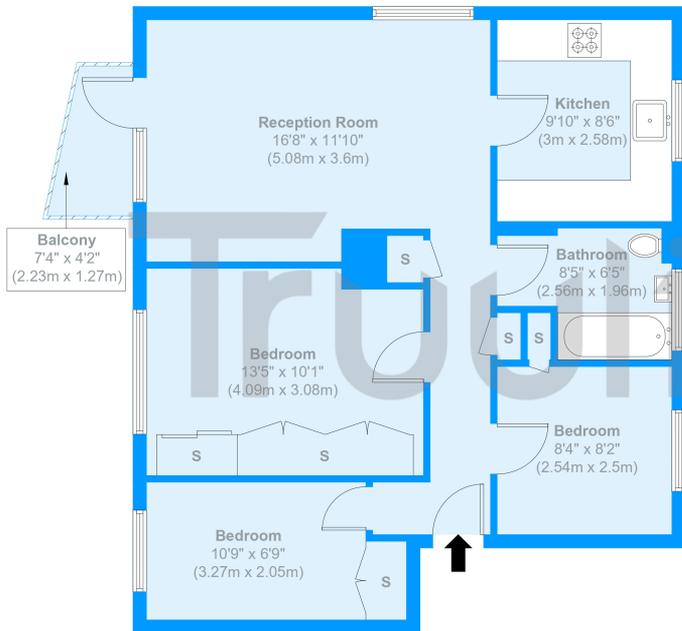
Vendor comments "For more than three decades, this three-bedroom flat on Warren Avenue has been the heart of our family. We moved here in 1999, raised our children within these walls and watched them grow into the people they are today. Now that we are both retired and ready to move closer to them, we hope the next owners will find the same comfort, joy and sense of belonging that this home has given us.

Warren Avenue is quiet, safe, and friendly, with plenty of parking and a calm, residential feel. Gravel Hill Tram Stop is just a short walk away, making travel easy and reliable. Opposite the property, the peaceful green grounds of St. Francis Church add to the charm and serenity of the area. Selsdon has always offered the ideal balance of convenience and calm. With shops, parks and amenities close by, yet a neighbourhood that remains welcoming and relaxed, it's a place where you can truly feel at home".

Warren Avenue



Ground Floor
Approximate Floor Area
17 sq. ft
(1.6 sq. m)



Second Floor
Approximate Floor Area
692 sq. ft
(64.3 sq. m)

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft

Balcony = 2.3 sq m / 25 sq ft

Total = 66.6 sq m / 717 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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