

# Truuli



## Gloucester Road, Croydon, Surrey, CR0

£500,000 Freehold

- Three bedroom family home
- Conservatory
- Large garden
- Spacious living / dining room
- Loft room
- Contemporary shower room & WC
- Close to local amenities
- Easy access to East Croydon station / Selhurst / Norwood Junction

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

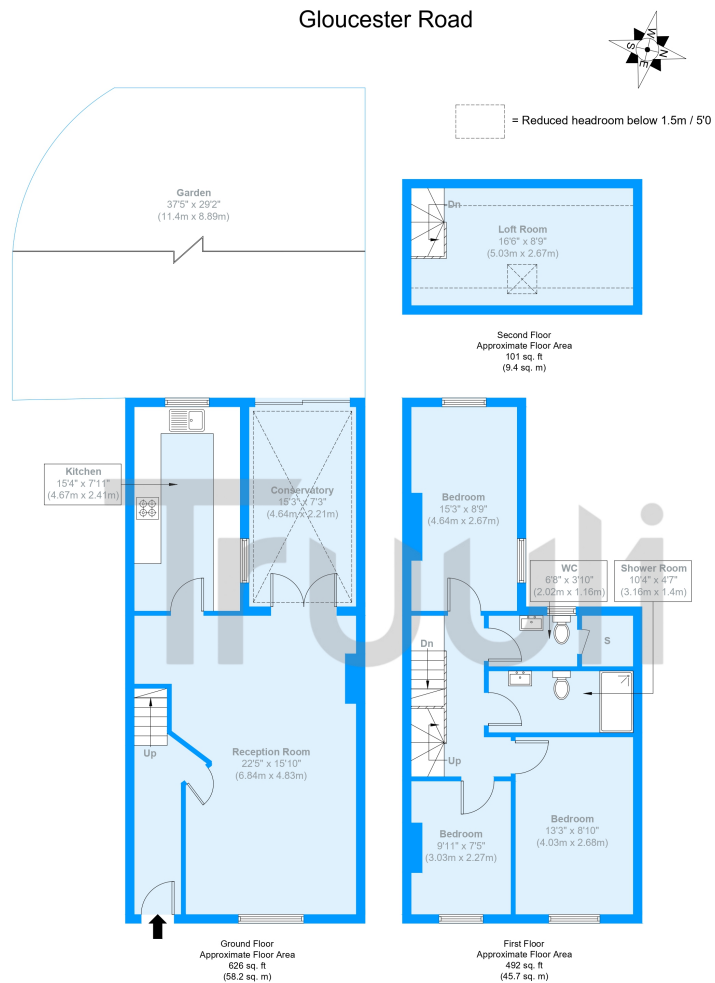
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Gloucester Road, Croydon, Surrey, CR0

£500,000 Freehold

We are delighted to present this beautifully designed contemporary three-bedroom terraced home ideally situated on a peaceful residential road in the heart of Croydon.

This stunning home is ideally located with excellent transport links via Selhurst and East Croydon stations, placing central London within easy reach. The area also offers a wide range of local amenities, schools, parks and shopping facilities, making it an excellent choice for families or investors alike.



Approximate Gross Internal Area = 113.3 sq m / 1220 sq ft  
Restricted head height = 4 sq m / 43 sq ft  
Total = 117.3 sq m / 1263 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+)	71	80
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		