

Truuli



Sydenham Road, Croydon, Surrey, CR0

£420,000 Freehold

- Victorian family home
- North-West facing garden
- Chain free
- Additional W/C
- Recently Renovated
- Cellar

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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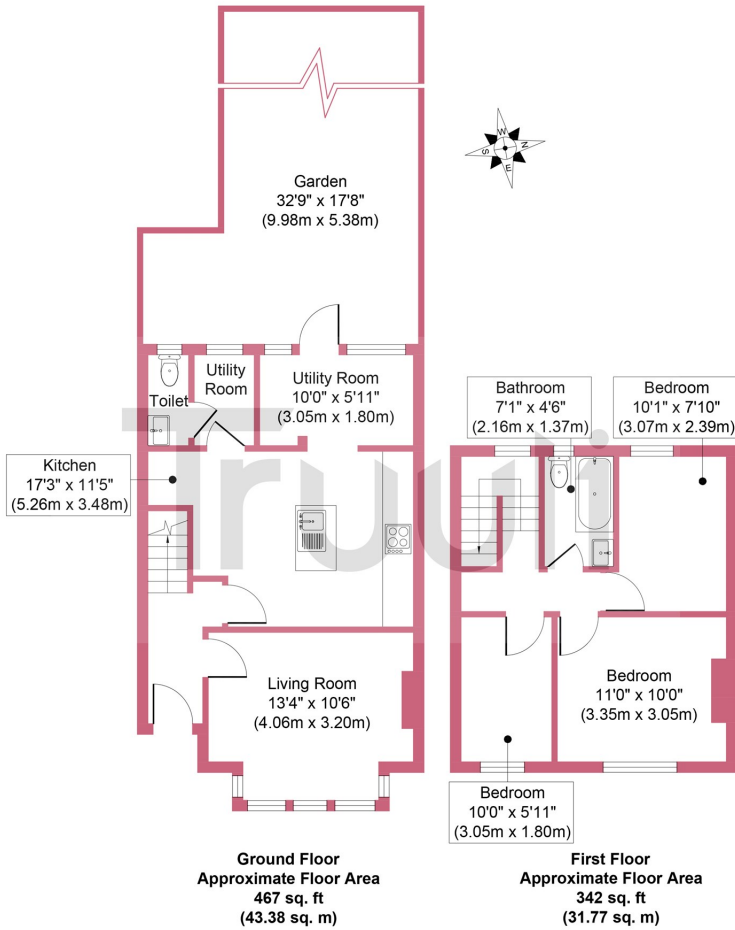
Email: save@truuli.co.uk Web: www.truuli.co.uk

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£420,000 Freehold

Offered to the market chain free is this extended spacious Victorian family home located on Sydenham Road, Croydon. The property is within walking distance of East Croydon train station providing excellent transport links into the City via London Bridge and Victoria. Box Park pop up mall is also close by with its diverse range of entertainment and various food establishments including 'The Breakfast Club' and 'Meat & Liquor'. The property itself has been recently renovated by the current owners and is therefore offered in pristine condition throughout, offering the new owners the ability to move in without having to carry out any internal modifications. Offering a larger than average bright and airy kitchen with a centre island housing a sink and integrated dishwasher, the property further provides; reception room with a feature fire place, dining area with an abundance of natural lighting, utility area and ground floor W/C. There are three bedrooms (two doubles and one single) and a lovely fully tiled three piece bathroom with a heated towel rail. The property also offers a North facing private rear garden with side access and a cellar which is accessed via a storage cupboard in the kitchen.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial gui

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
	79		82
	59		61
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

