

# Truuli



**51 Selhurst New Road, London, SE25 5PU**

£375,000 Freehold

- Good order throughout
- Bathroom plus additional W/C
- Close to local amenities
- Excellent transport links
- Well proportioned bedrooms
- Open planned reception/dining room

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

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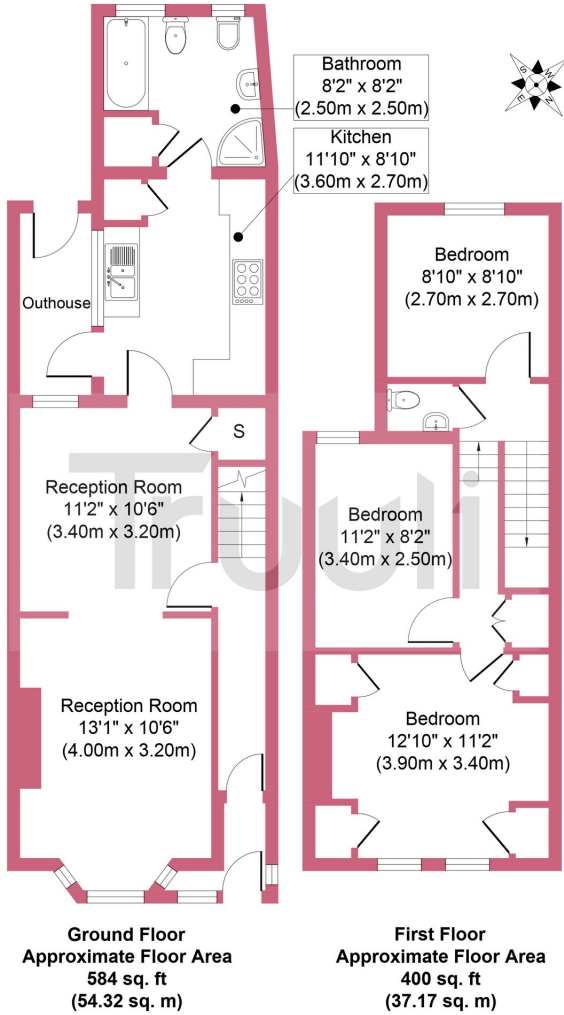
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# 51 Selhurst New Road, London, SE25 5PU

£375,000 Freehold

Offered to the market in good order throughout is this lovely family home located on Selhurst New Road in Croydon. The property is located within close proximity of local amenities, whilst presenting the additional benefit of being close by to two train stations; East Croydon and Selhurst, both providing transportation into Central London. The ground floor of the family home provides; a porch area leading to a tiled entrance hall, open planned tiled double reception with ample space for family dining, a well presented kitchen with a matching base and wall units, a neat & tidy three piece bathroom suite and a lean to which gives additional storage and provides access to the well maintained rear garden. The first floor of the accommodation offers two well proportioned double bedrooms, a larger than average third bedroom and a W/C for added convenience.

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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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	88	88	66
	68		
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

