

# Truuli



**50 Sunny Bank, London, SE25 4TJ**

**£395,000 Freehold**

- Excellent transport links
- Sought after location
- Close to local amenities
- Through lounge
- Large rear garden
- Potential for conversion (STPP)

2, Lansdowne Road, Croydon, London, CR9 2ER

Tel: 0330 043 0002

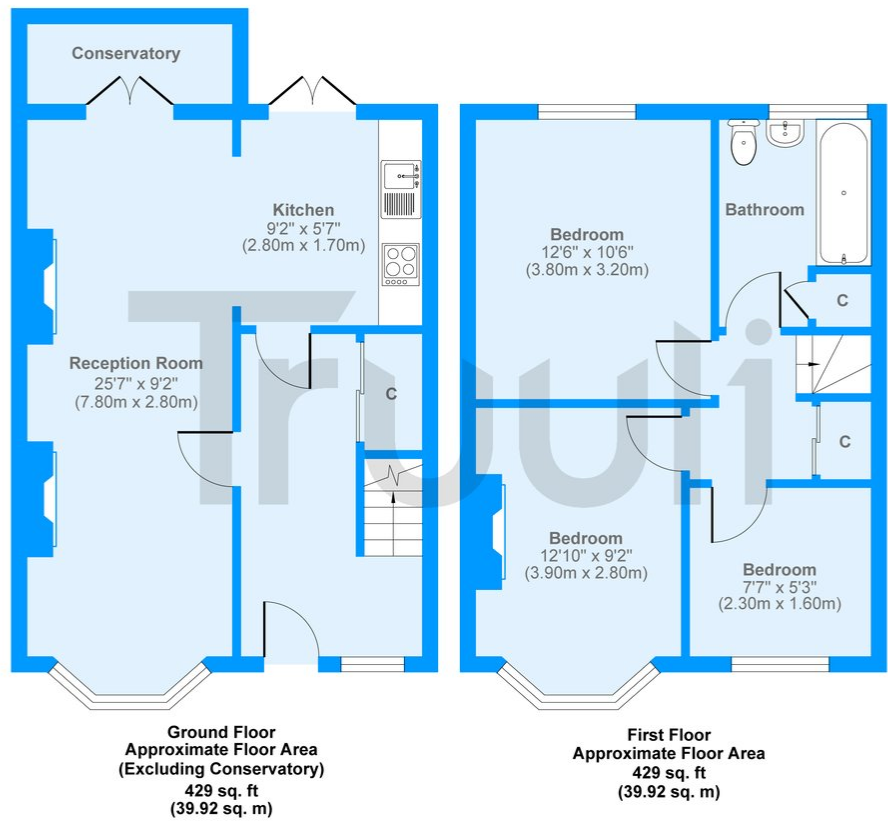
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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Positioned conveniently for Norwood Junction Station; serving London Bridge, Victoria, Canada Water and Shoreditch is this well presented 1930's three bedroom family home situated on Sunny Bank, South Norwood. Along with the Country Park and South Norwood Lake, the property represents an ideal family home with the property offering excellence in living and generous accommodation throughout. The accommodation offers ample opportunity for expansion via both the loft and to the rear with the property currently comprising; a large bright & airy through lounge, kitchen, first floor three-piece bathroom suite and three well proportioned bedrooms. The property further benefits from central heating, being mostly double glazed and also a large rear garden measuring 50ft approx.

## Sunnyback



PRODUCED IN PARTNERSHIP WITH ELEMENTS PROPERTY

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		88	(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64		(55 to 68) <b>D</b>		59
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

