

# Truuli



## 45 Oak Grove Road, London, SE20 7RF

£650,000 Freehold

- Double fronted semi - detached house
- Five well - proportioned bedrooms
- Bright and airy throughout
- Modern fitted kitchen /Breakfast room
- Family sized bathroom
- Off street parking & garage
- 55ft Landscaped private rear garden

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

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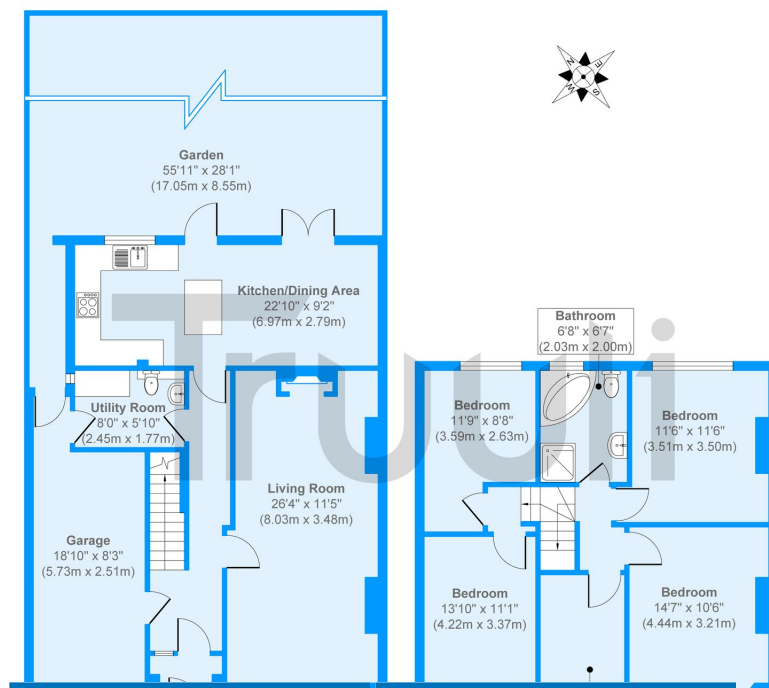
£650,000 Freehold

Enviably located on the corner of Oak Grove Road and Pelham Road, Truuli Crystal Palace offer to the market this imposing two storey family home which is ideally located within close proximity of Birkbeck Station and Tramlink.

Situated on a residential road the double fronted five bedroom home presents a world of potential and is ideal for home movers looking to up-size as a growing family, as well as first time buyer couples looking to start a family. Located on the ground floor is a bright and spacious 26ft bay fronted reception which leads on to a spacious multi-purpose family room. The ground floor further comprises an approximate 22ft modern fitted kitchen/ dining area with a wide range of high end integrated appliances along with a central breakfast bar that becomes the centre piece for entertaining family, friends and guests. In addition, access is also provided to a separate utility room/ w/c, along with dual access from the kitchen/diner to the well maintained landscaped private rear garden, access to the garage is also prescribed. The first floor further encompasses four bright and airy double bedrooms with a fifth single bedroom with multi-purpose use as a study, office or creche; along with a contemporary family sized bath/shower room .

This impressive example of a double fronted semi detached family home is also within walking distance of local shops and bus services which are located close by in Elmers End Road and Croydon Road. Anerley & Penge West Stations can take you to London Bridge and Charing Cross or to East Croydon. Via the East London Line, trains from Anerley take you directly to the areas of Whitechapel, Shoreditch and Rotherhithe. The High Street shops and social facilities of Beckenham are roughly two miles away with Spa Leisure Centre, library, cinema, restaurants and pubs. This property also offers any buyer a chance to put their own decorative stamp on what is seen as property in a prime location.

## Oak Grove Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>77</b>	<b>63</b>	<b>70</b>
		<b>55</b>	
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

