

Truuli



Croydon Road, London, SE20

£1,000,000 Freehold

- Victorian family home
- Double fronted & semi-detached
- Five double bedrooms
- Bright and Airy throughout
- Spacious accommodation
- Period character features
- Feature fireplaces
- 173 ft private rear garden & The Cattery (42 ft x 18 ft)
- Development opportunity (STPP)
- Contemporary fitted kitchen
- Utility room
- 10 min (0.5 mile) walk to Birkbeck railway station via Elmers End Rd/A214 and local amenities
- 10 min (0.5 mile) walk to via Anerley Station via Anerley Rd/A214 and local amenities

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VENDOR COMMENTS:-"Ours is a lovely, happy house, but sadly after 36 years, our 4 children have "flown the nest" and it is simply too big for us. It not provided a warm, safe haven for us, it provided financial security in the form of a boarding cattery. This became a Godsend when I became redundant. We a database of around 3,000 customers, many whom have become good friends.

Approximately 30 years, we purchased a substantial section of the neighbouring garden (60ft x 40ft approx) so the kids could "run wild". Over the years it has housed chickens, sheep, numerous rabbits and bees.

We started thecatterySE20.co.uk in 1995 and it is licensed by Bromley Council. Presently the site would be perfect housing a granny annex (STPP), reviving the cattery or with a bit of innovative thinking I am quietly confident the main residence with the land to the rear could be developed in some way but equally, it could host any number of enterprises: children's nursery, yoga classes, pottery studio, offices, builders yard or maybe a fantastic allotment.

With the market uncertainty, now would be a good time to consider investing in a new home and business and a lifestyle that is virtually guaranteed to provide financial security".

Ideally located on Croydon Road, Truuli Crystal Palace offer to the market this imposing two storey family home which is ideally positioned within close proximity to both Anerley and Birkbeck railway station .

Set back off Croydon road is this double fronted five bedroom home which 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 of the main residence is two large, bright and spacious reception rooms which leads on to a third spacious multi-purpose family / dining room all with working feature fireplaces. The ground floor is further comprised of a large modern fitted kitchen with a wide range of high end integrated appliances. In addition, access is also provided to a separate utility room with walk-in shower and w/c, along with dual access from the rear of the property and the dining area to the well maintained landscaped 173 ft private rear garden with side access to an additional plot of land to the rear which is approximately 60 ft x 40 ft and demised solely to the main residence. 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 shower room and separate w/c.

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 or could be a developers dream.

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	
	75		67
	51		41
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	

