

Truuli



Gloucester Road, Croydon, Surrey, CR0 2DW

£390,000 Freehold

- End of terrace house
- Two double bedrooms
- Large kitchen/diner
- Stones' throw away from Selhurst Rail Station
- Family bathroom with en-suite
- Potential to extend (STPP)

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****Vendor's comments**** It's not just a house its a home from the first time we walked through the front door we just knew this was the house for us and for the last 7 years its been our real little haven. We immediately fell in love with the spacious feel and the abundance of natural light that this home has to offer. With my husband being a Chef, the kitchen has always been the heart of the house for us and the lovely spacious kitchen gives us just that. We also love spending time in our conservatory and the garden which adds an extra living space to the house. Its very rare to find a garden that is completely private and not overlooked, so this beautiful mature garden was the cherry on the cake for us.

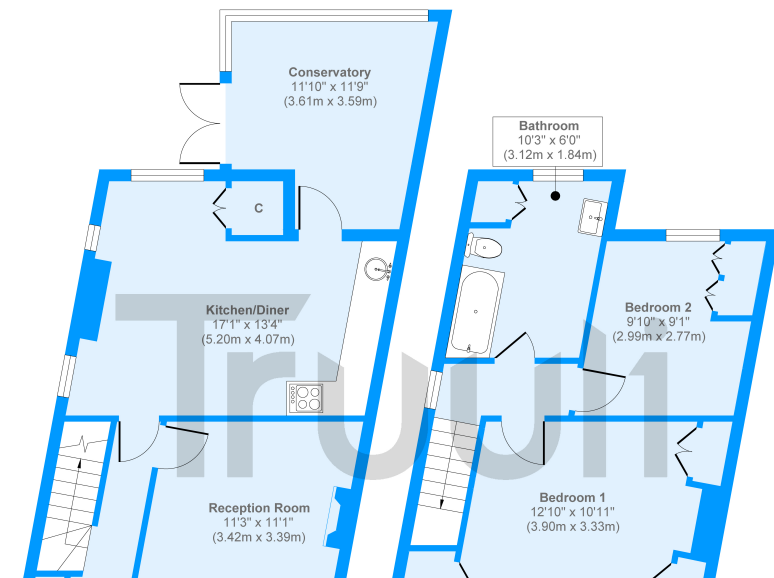
If you are a lover of nature then this garden will be perfect for you.... We have a resident Robbin, Black Bird and Coal Titt family that have been living and nesting in our Garden for over 4 years now. We love watching the hustle of them feeding their hatchlings. Our mature garden is a sight to behold in spring when all the gorgeous flowers and shrubs are all in full bloom!

Upstairs we have two lovely large bedrooms, both doubles, again a real rare find. One of the other key things we love about this house is the amount of storage it has to offer with built in wall to ceiling wardrobes in both bedrooms and if that's not enough there is also access to the loft which has electricity and a boarded floor so again a great plus in terms of extra storage or the opportunity to extend and add in an extra bedroom and bathroom STPP of course. An extra bonus is also a new bathroom that was installed just over 16 months ago now.

We have been very happy in our home and have loved living here. We had planned to stay on in Croydon for a good many more years especially with all the exciting development happening in East Croydon but since all our family have moved further South we have decided to go and join them.

Selhurst is a stone throw away and East Croydon a 15 to 18 minute walk. Norwood Junction is a short bus route away or 25 minute walk so perfect location for great transport links into London or 20 minute door to door for Gatwick Airport which is another great plus for those quick city break trips or should you be so lucky, exotic holidays.

Gloucester Road



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	79	(69 to 80) C	78
(55 to 68) D		(55 to 68) D	
(39 to 54) E	45	(39 to 54) E	42
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
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	

