

# Truuli



## Malden Avenue, London, SE25

£475,000 Freehold

- Cul de sac location
- Walking distance to a variety of public transport options
- South facing garden
- Extended, stylish galley kitchen
- Bright double reception room
- Scope to extend to the rear and in the loft (STPP)

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Vendors comments "This has been a wonderful home to us for 12 years. We've always felt safe in our home. It's a beautiful bright house, with a south facing garden – lots of green, full of light and warmth, especially when the sun is out – with a good space for my children to play, for us to have our family round for BBQs and to have the pool out and sunbathe.

I knew this was the house for us as soon as I viewed it the first time: the road is quiet, full of beautiful trees with flowers, the neighbours were immediately friendly and the tram stop is two roads away. It takes us no more than 7 minutes to walk to the tram stop. It takes under 15 minutes to get to East Croydon or to Central Croydon and the links to Brighton, Victoria, Gatwick and into the City are very handy. Norwood Junction train station is just under 10 minutes walk away from my house and fast trains to Clapham Junction, London Bridge and Waterloo are also handy. I know I can go anywhere quickly when I don't want to drive. There is a real communal feel on this road: every one looks out for the other, neighbours care about each other and there is a lovely garden space at the end of the road, where young couples gather with their small children to make use of the space to play and the toys donated by residents on the road.

If you are a lover of kitchen space and storage space, then the kitchen will be handy. I extended the galley style kitchen a few years ago as spend a lot of time in the kitchen and I needed extra storage space. The breakfast bar has been a great space for me to sit and work while the food is cooking and my children are busy in the reception/dining area. It's great to be able to work in silence, while looking out into the garden with the back door and windows open, including the ceiling's velux window, to let a natural breeze into the kitchen. We had the load bearing wall removed, between the reception and dining area, not long after we moved in to provide extra light and space within the rooms.

Upstairs we have three good sized bedrooms: two double rooms with built-in wardrobes and one single room, ideal for a nursery, a single bed or to use as an office or walk-in wardrobe. There is also a great sized loft, which has electricity and a boarded floor, and this is great to use for extra storage space or for a future loft conversion. I also added a porch at the front of the house for extra security and have always felt 100% safe in our home.

We have been happy in our home and my children have loved living here. We're moving to be closer to our extended family. We had planned to stay here for longer as want for nothing: we walk to the leisure centre where we make use of the gym and the exercise classes available, my children also attended classes there and we know all the staff members (all very friendly and welcoming). We have a great pub on Portland Road with a beautiful beer garden, excellent staff and a delicious menu, including a selection of Sunday roasts. With a huge selection of restaurants and take-aways, a quirky little coffee shop, a butchers, a Tesco and Sainsbury express on the main road, and an Aldi on the high street, we can buy all we need. The local post office is open until 8pm so there's no rush to get to it when I'm working. The County Park is within walking distance from my house, the Croydon Arena is a ten minutes walk or one tram stop away, and the lakes and Addiscombe park is within a short distance. This house really is in a perfect location".

