

Truuli



Church Road, Croydon, Surrey, CR0

£400,000 Freehold

- Two large double bedrooms
- Beautiful low maintenance garden
- Residential area
- Excellent transport connections
- Abundance of storage
- Loft space that can be used for storage or to extend (SSTP)
- No onward chain
- Rear access

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Vendor's Comments: "This has been a perfect starter home for us to grow into and was the epitome of what we were looking for as a young professional couple looking to live in a quiet area, but having the benefit of everything you can possibly need in arms reach. Everything about living here was quick and easy. In particular:

- A really rare and flexible layout including upstairs bathroom, two large double bedrooms (the second bedroom works perfectly as a nursery), and a separate downstairs space perfect for a work from home office overlooking the garden.
- Brilliant amount of storage capacity in the loft and under the stairs;
- A beautiful low maintenance garden. While we've always appreciated this space it has certainly become a lifesaver with lockdown restrictions!
- Excellent location for connections - situated between East and West Croydon train stations as well as nearby tram and bus stops. The commute in from East Croydon is actually quicker than some places closer to London and the late night Gatwick service back means we never had to worry about the last train home when out with friends; and
- Some great local amenities nearby such as:
 - Lidl, M&S and Waitrose (all in 110 min walking distance or less);
 - Surrey Street Market is practically on your doorstep for fresh groceries and butchers or the local Nuffield gym with its own swimming pool (much quieter than the pools in central London).
 - The Purley Way is 5-10 minute drive away for things like Ikea, Sainsburys superstore and Wing Yip for dim sum and a food shop.
- A buzzing local community with dozens of restaurants (Box Park and the South Croydon restaurant quarter are an equal distance walk) as well as some really fun local businesses like Ludoquist (Board Game café) and Limitless-VR (VR Café). There is even a Vue Cinema on your doorstep which is great for dropping in for a quick movie at really reasonably priced tickets.
- Lovely local parks and green spaces within walking distance.

After 4 excellent years we are now looking to leave Croydon to be closer to immediate family as our own family has grown. This property has served us extremely well over the years and we have looked after it as much as it has looked after us. In particular, during our time here we have extensively redecorated the house including:

- New floors for the downstairs and re-carpeted the upstairs
- Gas fireplace in the living room to make it nice and cosy
- Fitted dining room unit for storage
- Repurposed the space under the stairs and the loft space (including additional insulation) for more effective storage and easier access
- Installed café style shutters in the front of the house for a bit of privacy without sacrificing light
- Fitted a steam extractor system for the bathroom and new lighting.

Transport Links:

- 5 min walk to Church Street tram station (25 min tram to Wimbledon)
- 10-15 min walk to West Croydon station (direct service to Shoreditch in less than 40 min)
- 10-15 min walk to East Croydon (10 min to Clapham Junction, less than 15 min to Victoria or London Bridge, 20 min to St Pauls via City Thameslink service and 15-20 min out to Gatwick Airport)

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	
	70		89
	88		69
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	

