

# Truuli



## Sumner Road South, Croydon, Surrey, CR0

£400,000 Freehold

- Two double bedrooms
- Private garden
- Easy access to West Croydon
- Scope to extend (STPP)
- Two reception rooms
- Dining room
- Bathroom and separate shower room

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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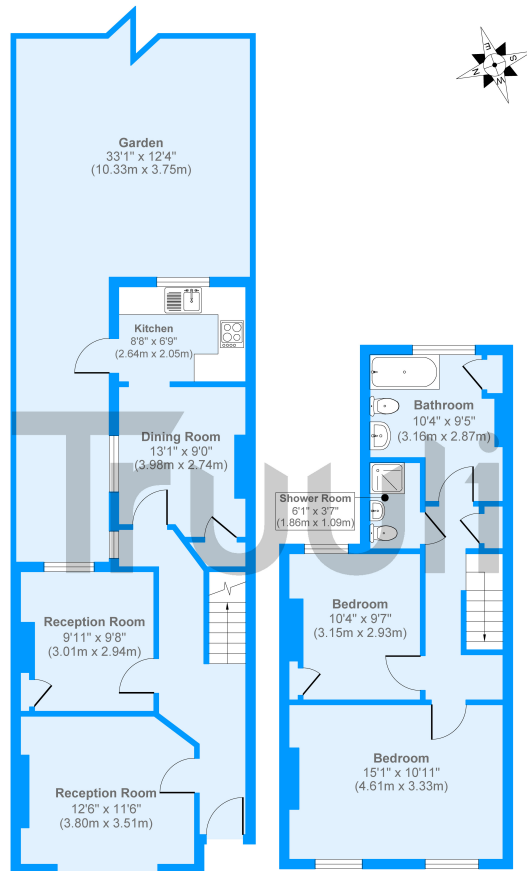
£400,000 Freehold

\*\*\* Vendor's comments:\*\*\* "This has been our loving family home for many years. We have raised our two children and it has created fond memories. We bought this home as we loved the room sizes and the garden was perfect for all our needs. Over time we added a second shower room to prevent us from being held up in the mornings are all getting up at similar times.

The location has been great for us and we can easily get into Croydon and commute across London. I have worked in West London for many years and the commute is ideal with the options of West Croydon Overground and East Croydon's various rail services. Our children had no issues commuting to and from school, college and meeting with friends. During our spare time we enjoy going on walks and taking in the local area. Wandle Park is not too far and Mitch Common is our favourite place to walk to and pass time. With West Croydon so close we have been spoilt for choice with high street amenities. Whether it was high street fashion shopping or food shopping all our needs have been met within a walk from our house.

The time for us has come to sell and move out of London and to a new part of UK. We want to be closer to our family and children and they go off and study at University. We will miss this home and hope the new owner makes many more fond memories than we did."

## Sumner Road South



**Ground Floor**  
Approximate Floor Area  
519 sq. ft  
(48.24 sq. m)

**First Floor**  
Approximate Floor Area  
458 sq. ft  
(42.61 sq. m)

**Approx. Gross Internal Floor Area 977 sq. ft / 90.85 sq. m**

Produced by Elements Property

