

Truuli



Laud Street, Croydon, Surrey, CR0

£425,000 Freehold

- End of terrace house
- South facing garden which is "a real suntrap"
- Light and airy kitchen/diner
- Separate cosy lounge
- Quiet residential road
- Walking distance to an abundance of popular local amenities
- Close proximity to East Croydon and South Croydon Rail Station
- Period features throughout

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

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

Laud Street, Croydon, Surrey, CR0

£425,000 Freehold

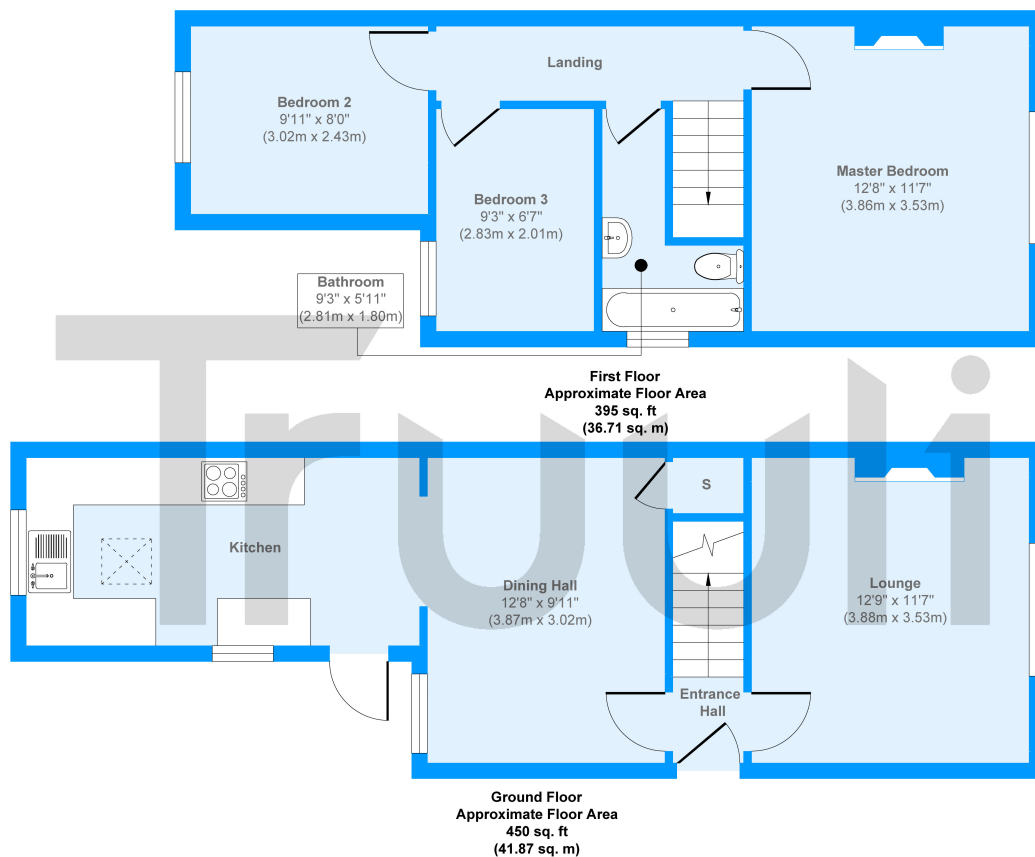
Vendor's comments: Well, we'll certainly be sad to leave our lovely home after five blissful years during which we got married and had our son, who is now nearly 3 years old. It's a perfect home for a family and/or anyone who loves having friends and families over. As well as hosting our own wedding reception here (90 guests and a marquee in the garden!) we've hosted and enjoyed countless barbecues and family gatherings – lovely memories that we'll take with us to pastures new. The south facing garden is a real suntrap and our beautiful laurel tree provides shade when needed. The garden has been such a welcome and necessary asset for the whole family during this challenging year of lockdown.

The kitchen/diner which we created is at the heart of our home and where we spend most of our time when indoors; it's so light and airy and has been great for playing, cooking, entertaining or just slouching down for a cuppa and a chat. The separate lounge makes for a great cosy retreat; perfect for getting comfy in front of the latest box set, or quietly reading a book at the end of busy days. With both of us working from home so much nowadays we've been fortunate to be able to use one of the bedrooms as an office; it's great to have the view down into the garden to help one get through some of the more boring work video calls!

If you know Croydon already you'll know what an excellent location we're lucky to have – a quiet road (with lovely neighbours) but just a few minutes walk to all the coffee shops, cafes, restaurants, shops and bars of Central and South Croydon. Transport links are great too – less than 15 minutes walk to each of East, West and South Croydon stations and with the trams and plenty of buses just at the end of the road.

Come and take a look, we think you'll like it as much as we do."

Laud Street



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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		85
	58		55
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

Approximate Floor Area 845 sq. ft
by Elements Property

