

# Truuli



## Copping Close, Croydon, Surrey, CR0

£500,000 Freehold

- Four double bedrooms
- Driveway
- Garage
- Residential area
- Close proximity to East Croydon and South Croydon Rail Station
- Walking distance to Lloyd Park

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# Copping Close, Croydon, Surrey, CR0

£500,000 Freehold

\*\*\*Open Day Saturday 24th October 2020\*\*\* Offered to the market with the added convenience of being chain free, is this large house with four well proportioned double bedrooms.

The property occupies over 1200 sqft of space, including the garage. Downstairs you have a separate kitchen and there is the potential to tier each section as there is a large reception room and dining room area. The garden can be accessed by both the living area and the garden, making it perfect for all your hosting and convenience needs. There is also a separate toilet and storage cupboard upon entrance to the property.

Upstairs there are the four double bedrooms, a three piece bathroom suite and the property has another unique feature where the hallway is a mezzanine, allowing you to feel more apart of the action even when you are upstairs. The garage itself offers the opportunity to store a small car, use as generic storage and/or a utility or could also be converted into another bedroom.

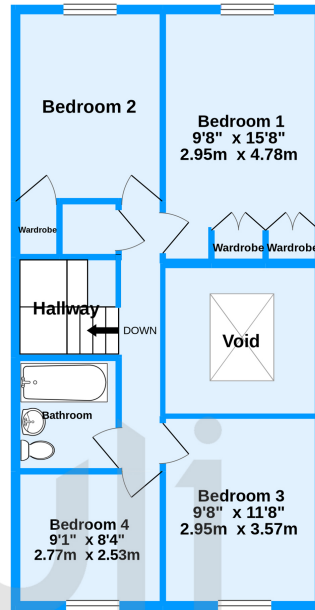
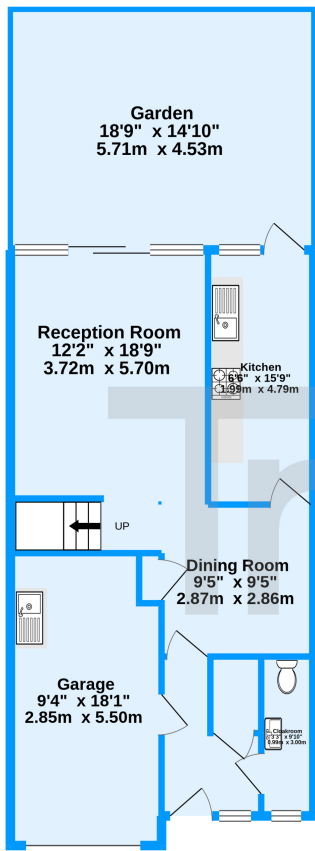
Copping Close is within close proximity of both South Croydon and East Croydon Railway stations to meet all your transport and commuting needs, along with the social perks of the High Street and Box Park. Lloyd Park Path is within walking distance and there is even a path leading you straight to the park from Brownlow Road. Copping Close is ideal for families too given the fact it is within close proximity of a handful of renowned schools and alsos for the budding residential feel.

2018 was the last recorded sale in Copping Close and that speaks volumes for the strength of the area and how much of a rare opportunity this property is.

This is a sale of an asset for the vendor and the tenants have just vacated the property. The vendors have priced this property to sell immediately so this is a home that you can acquire and move in by Christmas!

Ground Floor  
672 sq.ft. (62.4 sq.m.) approx.

1st Floor  
599 sq.ft. (55.6 sq.m.) approx.



| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
|--|-----------|---|---|------------|-------------------------|------------|---|------------|---|------------|---|------------|---|-----------|---|--|--|-------------|---|------------|---|------------|---|------------|---|------------|---|------------|---|-----------|---|
| Current  | Potential | Current   | Potential   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| Very energy efficient - lower running costs  |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| <table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table> |           | (92 to 100)   | A   | (81 to 91) | B                       | (69 to 80) | C | (55 to 68) | D | (39 to 54) | E | (21 to 38) | F | (1 to 20) | G | <table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table> |  | (92 to 100) | A | (81 to 91) | B | (69 to 80) | C | (55 to 68) | D | (39 to 54) | E | (21 to 38) | F | (1 to 20) | G |
| (92 to 100)  | A         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (81 to 91)   | B         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (69 to 80)   | C         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (55 to 68)   | D         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (39 to 54)   | E         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (21 to 38)   | F         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (1 to 20)  | G         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (92 to 100)  | A         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (81 to 91)   | B         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (69 to 80)   | C         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (55 to 68)   | D         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (39 to 54)   | E         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (21 to 38)   | F         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| (1 to 20)  | G         |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| Not energy efficient - higher running costs  |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| <table border="1"> <tr><td>52</td></tr> </table>   |           | 52  | <table border="1"> <tr><td>59</td></tr> </table>                      |            | 59                      |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| 52   |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| 59   |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| <table border="1"> <tr><td>63</td></tr> </table>   |           | 63  | <table border="1"> <tr><td>47</td></tr> </table>                      |            | 47                      |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| 63   |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| 47   |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
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| EU Directive 2002/91/EC  |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| EU Directive 2002/91/EC  |           |   |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |
| England, Wales & N.Ireland   |           | England, Wales & N.Ireland                                      |   |            |                         |            |   |            |   |            |   |            |   |           |   |  |  |             |   |            |   |            |   |            |   |            |   |            |   |           |   |

