

Truuli



Northcote Road, Croydon, Surrey, CR0

£350,000 Freehold

- Approx 0.4 miles to Selhurst mainline station
- Situated approx 1.0 miles to West Croydon shopping district
- Well maintained family home
- Within easy access of Whitehorse Road recreation grounds
- Close proximity to all local transport and amenities
- Three double bedrooms

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Before purchasing the property my family had been privately renting for over 10 years and so I couldn't wait to find a property I could truly call my own. After viewing over 10 properties in the local area, the instant I viewed this house I knew that it was perfect for my family and I.

There were several things that attracted me to this house, the main one being the space. All three bedrooms were doubles with a large landing area and downstairs had a very warm and inviting open plan living/dining area. Storage space was also important and this property has ample storage options including a massive loft. (Great for anyone wanting to do a loft conversion!). Many of the rooms still retain their original features. The property has an average-sized garden with private rear access which has proven handy over the years. There is also the option to purchase a yearly parking permit for your vehicles and this covers a large perimeter including near to East Croydon Station so you can park there and hop on a train to Central London for work or pleasure.

Being close to several local schools and excellent bus and train links was also a winning factor as I had two children under the age of 10. Over the 11 years that we have lived here, it has been really easy for both my children to commute to and from school as well as for leisure activities. Last year, Legacy youth zone was opened which has fantastic facilities for young people including rock climbing, and a fitness centre, which is only a 5min walk away.

For many years I worked in Croydon and so where I live was only a 15 min walk, 5 min bus ride, or 10 min train ride away. Now I work in Clapham and the 50 bus route takes me straight there or alternatively, it's an 18 min train journey from Selhurst station into Clapham Junction.

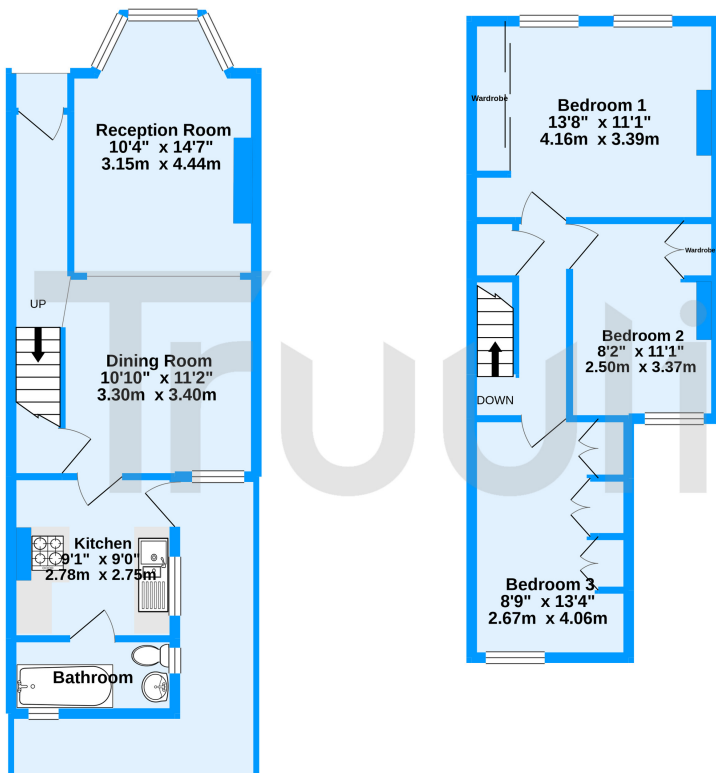
Northcote Road is so centrally based and there is an abundance of places to purchase last-minute essentials including, a Tesco Express, Co-op Express and now the new Aldi, all a 5min walk away. There is also a wide range of cafes and take-away food shops to explore at one's leisure. There are parks and a number of green spaces nearby too. The infamous Norwood Lakes is a 10 min drive away also.

This house itself is full of potential with the option to extend to the back, widen the kitchen or convert the loft.

I have really loved living here for the past 11 years and raising my children. It has been quiet enough to not have any trouble but busy enough to allow access to all the necessary amenities. My only reason for selling at this time is because I am relocating abroad but even still I will miss this house tremendously!

Ground Floor
449 sq.ft. (41.7 sq.m.) approx.

1st Floor
449 sq.ft. (41.7 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	<small>RO</small> sq.m.) approx. plan contained here, measurements responsibility is taken for any error, and should be used as such by any we not been tested and no guarantee given.
(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	
	75		0
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	

