

Truuli



Sydenham Road, Croydon, Surrey, CR0

£750,000 Freehold

- Off street parking
- Spacious cellar
- Separate living room
- Beautiful kitchen diner with skylight
- Close proximity to East Croydon and Selhurst Rail Station
- Good schools nearby
- Wonderful family home
- Large garden

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

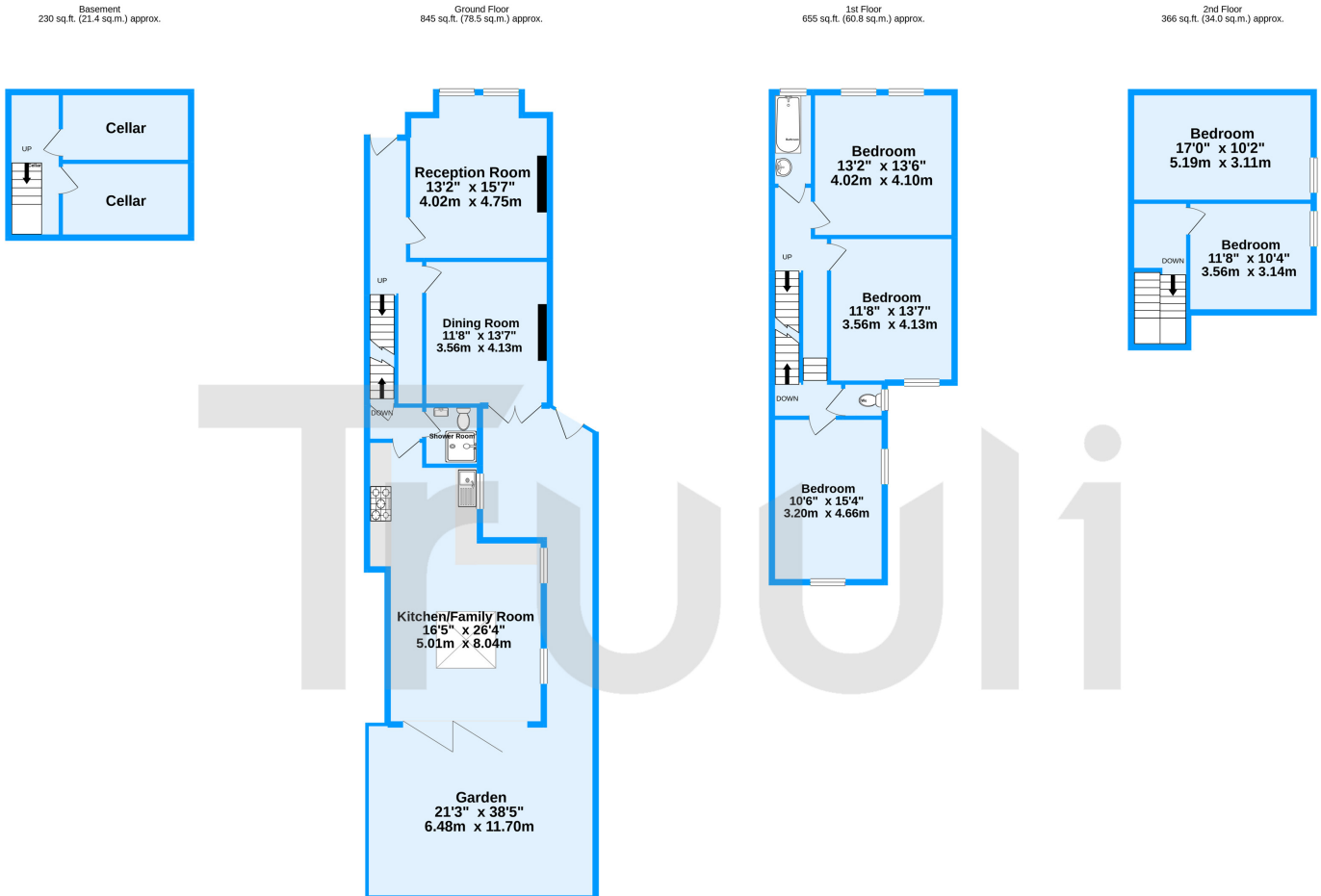
Tel: 0330 043 0002

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

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Vendor's comments "This is not just a house, over the years this has been a wonderful family home to me, my family and friends. I enjoyed many entertaining moments in my large beautiful kitchen diner. I have also spent many days in the beautiful garden where I have grown organic vegetables which I have used to cook my meals with and share among friends. Over the years I have improved my home and updated it into a modern and sufficient home. I extended to the rear eight years ago to make a beautiful kitchen diner with skylight and there is further potential to extend in to the loft at the top. My house is a stones' throw from East Croydon and Selhurst mainline station, a 10min walk. Trains to London, Brighton, and Gatwick it is central to getting anywhere. There are also some very good schools close by, including the famous Brit School is a five minute walk. As much as I have loved living here my family has gone, and it is time for me to downsize as this five bedroom home is to large for me now. Any family walking into this home will feel the love and warmth that it radiates."



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TOTAL FLOOR AREA : 2096 sq.ft. (194.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	77	(92 to 100) A	0
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

