

Truuli



Teevan Close, Croydon, Surrey, CR0

£375,000 Share of Freehold

- Stunning garden
- Large, well-lit conservatory
- Remodeled luxurious bathroom
- Driveway for two cars
- Spacious en bloc garage
- Private side access to garden
- Very close to transportation
- Share of freehold
- Chain free

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Vendor's comments: Our favourite spot in the house is the conservatory where we spend a lot of time, using it as our dining room, and also for working. The conservatory faces the stunning garden that my wife designed which is an absolute joy to behold. The kitchen is seamlessly connected to the conservatory which is great for entertaining. Both the lounge room and conservatory also open on to the decking and the garden.

Over the five years that we have lived here, we have made a lot of improvements to the property including a fully remodeled luxurious bathroom, additions to the kitchen including worktop and sink, extractor, large storage unit and flooring. In addition, we have also installed a new porch with large doors, and flooring for the entire property, among others.

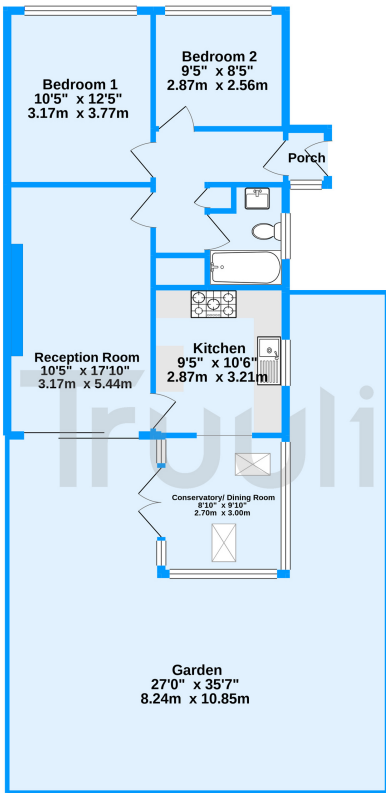
Our home, which is located within the catchment area of two schools would be a perfect fit for a family with one or two children - one of the rooms can be used as the children's room and the spacious primary bedroom can also be used to locate an office desk.

Our property comes with a driveway for two cars which is a big plus in Croydon. The home also comes with a spacious en bloc garage which has proved very useful for storage.

One of the reasons that this property appealed to us was its location; it is very close to transportation, including trams, and two bus routes. We have a charming high street with all amenities so close to us. We have almost always taken public transport to both Heathrow (1.5 hours by bus) and Gatwick (15 minutes by train) from East Croydon station. Victoria station too is just 15 minutes by train from East Croydon which has been ideal for my wife to commute to her office in Central London. We are members of the local allotment which is less than a mile away, and this has been a blessing especially during lockdown. Asburton park is also a stone's throw away. The pandemic has brought into sharp focus what really matters.

We have family living in Somerset and have missed being with them over the past year. The new ways of working presents us an opportunity to move close to them."

Ground Floor
692 sq.ft. (64.2 sq.m.) approx.



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		(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	
	77		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	

