

Truuli



Green Lane, London, SW16

£850,000 Freehold

- Well maintained family home
- Off street for multiple cars
- Natural four bedroom family home
- Useable loft room accessed via ladder
- Situated close to Norbury Park BMX Track and Boxing club
- Close to "Good" rated ofsted primary schools

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

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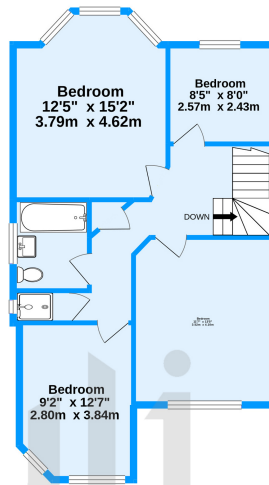
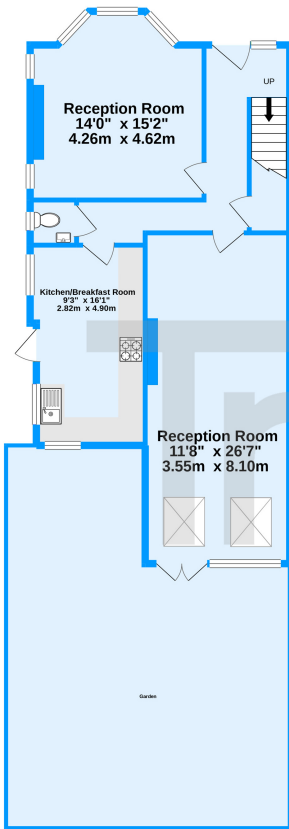
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Vendors comments "Where do I start? I love and will always love this house. I first saw the house in December 2007, we had just sold our last home and were living with my wife's parents until we found our next home. As soon as we saw this property an offer was made and three weeks later we moved in. This is a great house in a fantastic location. It is so close to several stations, a choice of either Streatham or Norbury high streets and walking distance to the Streatham Common Rockery. The house has been updated over the years: new double glazed windows have been installed throughout the house, we've put in a new porch and added additional cupboard space which has been built in under the stairs. Access to the loft has been a god send. We have made the most of it by decorating the area; adding lights, power points and carpet throughout. In May 2008 I started my business from the loft. With the business growing and going from strength to strength, I now have my offices in Croydon. However, I have some great, life changing memories which were created in the loft. The garden has been re-laid with artificial grass just before lockdown started. It looks fantastic, is low maintenance and is easy to clean. Excellent for anyone with young children, or exercise enthusiasts alike. We moved in as a three piece family set and have moved out as four. We celebrated the birth of our second child in this house and this has been the only house they have known. It is very sad to have to leave but we are needing to relocate for work purposes: if only the house could move with us."

Ground Floor
787 sq.ft. (73.2 sq.m.) approx.

1st Floor
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	69		0
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

